

PLANNING COMMITTEE

Wednesday, 29 June 2022

5.30 pm

**Committee Rooms 1 and 2,
City Hall, Beaumont Fee,
Lincoln, LN1 1DD**

Membership:	Councillors Naomi Tweddle (Chair), Bob Bushell (Vice-Chair), Debbie Armiger, Biff Bean, Chris Burke, Liz Bushell, Gary Hewson, Rebecca Longbottom, Bill Mara, Mark Storer and Edmund Strengiel
Substitute members:	Councillors Neil Murray and Joshua Wells
Officers attending:	Simon Cousins, Democratic Services, Kieron Manning, Dave Walker and Louise Simpson

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 - 20 April 2022	5 - 22
2. Declarations of Interest	
Please note that, in accordance with the Members' Code of Conduct, when declaring interests members must disclose the existence and nature of the interest, and whether it is a disclosable pecuniary interest (DPI) or personal and/or pecuniary.	
3. Work to Trees in City Council Ownership	23 - 28

4. Confirmation of Tree Preservation Order No.171	29 - 34
5. Applications for Development	
(a) 114 High Street, Lincoln	35 - 78
(b) Greyfriars Museum , Broadgate, Lincoln	79 - 100
(c) 2 Cottesford Place, Lincoln	101 - 144
(d) 7 Western Avenue, Lincoln	145 - 196
(e) 145 Wragby Road, Lincoln	197 - 214
(f) 17 Hamilton Road, Lincoln	215 - 224
(g) City Crematorium, Washingborough Road, Lincoln	225 - 246
(h) Land Between 1 and 9-11 Greetwell Gate, Lincoln	247 - 260
(i) 90 Outer Circle Drive, Lincoln	261 - 266
(j) 152 Boultham Park Road, Lincoln	267 - 278

THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 (AS AMENDED)

LIST OF BACKGROUND PAPERS FOR PLANNING, LISTED BUILDING, CONSERVATION AREA AND ADVERTISEMENT APPLICATIONS ON THE AGENDA OF THE PLANNING COMMITTEE

The Background Papers for the Planning, Listed Building, Conservation Area and Advertisement Applications are:

1. The Planning Application File. This is a file with the same reference number as that shown on the Agenda for the Application. Information from the planning application file is available online at <https://development.lincoln.gov.uk/online-applications/>

The application files contain the following documents:

- a. the application forms;
 - b. plans of the proposed development;
 - c. site plans;
 - d. certificate relating to ownership of the site;
 - e. consultation letters and replies to and from statutory consultees and bodies;
 - f. letters and documents from interested parties;
 - g. memoranda of consultation and replies to and from Departments of the Council.
2. Any previous Planning Applications referred to in the Reports on the Agenda for the particular application or in the Planning Application specified above.
 3. Central Lincolnshire Local Plan – Adopted April 2017
 4. National Planning Policy Framework - March 2012
 5. Applications which have Background Papers additional to those specified in 1 to 5 above set out in the following table. These documents may be inspected at the Planning Reception, City Hall, Beaumont Fee, Lincoln.

APPLICATIONS WITH ADDITIONAL BACKGROUND PAPERS (See 5 above.)

Application No.: Additional Background Papers

CRITERIA FOR PLANNING COMMITTEE SITE VISITS (AGREED BY DC COMMITTEE ON 21 JUNE 2006 AND APPROVED BY FULL COUNCIL ON 15 AUGUST 2006)

Criteria:

- Applications which raise issues which are likely to require detailed first hand knowledge of the site and its surroundings to enable a well-informed decision to be taken **and** the presentational material at Committee would not provide the necessary detail or level of information.
- Major proposals which are contrary to Local Plan policies and proposals but which have significant potential benefit such as job creation or retention, environmental enhancement, removal of non-confirming uses, etc.
- Proposals which could significantly affect the city centre or a neighbourhood by reason of economic or environmental impact.
- Proposals which would significantly affect the volume or characteristics of road traffic in the area of a site.
- Significant proposals outside the urban area.
- Proposals which relate to new or novel forms of development.
- Developments which have been undertaken and which, if refused permission, would normally require enforcement action to remedy the breach of planning control.
- Development which could create significant hazards or pollution.

So that the targets for determining planning applications are not adversely affected by the carrying out of site visits by the Committee, the request for a site visit needs to be made as early as possible and site visits should be restricted to those matters where it appears essential.

A proforma is available for all Members. This will need to be completed to request a site visit and will require details of the application reference and the reason for the request for the site visit. It is intended that Members would use the proforma well in advance of the consideration of a planning application at Committee. It should also be used to request further or additional information to be presented to Committee to assist in considering the application.

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

Apologies for Absence: Councillor Edmund Strengiel

92. Confirmation of Minutes- 23 March 2022

RESOLVED that the minutes of the meeting held on 23 March 2022 be confirmed and signed by the Chair as a true record.

93. Declarations of Interest

No declarations of interest were received.

94. Member Statements

In the interests of transparency:

- Councillor Bob Bushell wished it to be recorded in relation to Item No 4 (f) of the agenda, *Hartsholme Country Park, Lincoln*, that Hartsholme Country Park came within his role as Portfolio Holder for Remarkable Place, however, he had not received any updates on the proposed works and had no personal interest in the matter.
- Councillor Bob Bushell wished it to be recorded that he had requested that Item No 4(d) of the agenda, *Telecommunication Station 63673, Firth Road, Lincoln* be brought to Planning Committee in the interests of transparency and consistency.
- Councillor Bean wished it to be recorded that he was a member of Hartsholme Park Advisory Group.

95. Work to Trees in City Council Ownership

Dave Walker, Arboricultural 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.

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

96. Change to Order of Business

RESOLVED that the order of business be amended to allow the application for development at 471-480 High Street Lincoln to be considered as the next agenda item.

97. Applications for Development

98. 471 - 480 High Street, Lincoln

(Councillor Mara arrived late to the meeting during the discussion of this item. He sat in the public gallery and took no part in the deliberations or vote on the matter to be determined.)

The Planning Team Leader:

- a) advised that an inspection at the application site had taken place earlier that afternoon by Planning Committee members
- b) described the application site, located at the south end of the High Street on the eastern side, currently vacant although previously a Peugeot Garage and was occupied by a former showroom building fronting High Street with garage/workshop buildings to the rear; all to be demolished as part of the planning proposal
- c) described the surrounding area to the application site adjacent to the South Park/St Catherines roundabout, with;
 - Sincil Dyke to the south with residential properties located on the other side of the bank fronting South Park.
 - Former United Reform Church to the north, the subject of a separate planning application.
 - Another garage to the north of the Church which did not form part of the planning application.
 - Vacant land to the east forming a separate application for re-development.
 - Residential properties to the north of the site which lined Spencer Street.
- d) highlighted that the site was situated within St Catherines Conservation Area No 4
- e) advised that whilst the site was vacant in terms of its land use, Bentley's on behalf of the Environment Agency had been undertaking works for several months in relation to the bank on the south boundary of the site, including removal of the trees along the boundary with the bank as part of a scheme of measures to improve flood defences in the area
- f) added that these works did not require planning permission and were not connected to the development proposed under this application; despite the proximity to the Sincil Dyke the majority of the site was within Flood Zone 1 with a small area on the south-western corner of the site located within Flood Zone 2

- g) advised that planning permission was sought for a residential care home comprising 73 en-suite rooms set within a purpose built facility over three floors, to include office space, kitchens, laundry facilities with shared kitchen and lounge facilities
- h) reported that access to the development would be via Cross Spencer Street and the existing access from High Street would be stopped up, pedestrian access would be via the rear of the building into a reception space within the centre of the building and 23 car parking spaces would be provided on-site for staff and visitors' use
- i) referred to pre-application discussions with the applicant and their architect having taken place and further discussions which had continued throughout the application process resulting in revisions submitted to address officer concerns regarding overlooking, design and access
- j) reported that the scheme submitted by Torsion Care had also submitted a separate application for retirement flats on land to the rear of this site including the former United Reform Church to the north (2021/0598/FUL); officers were still in discussions with the applicant on the retirement flat application
- k) 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 LP9: Health and Wellbeing
 - Policy LP10: Meeting Accommodation Needs
 - Policy LP12: Infrastructure to Support Growth
 - Policy LP13: Accessibility and Transport
 - Policy LP14: Managing Water Resources and Flood Risk
 - Policy LP16: Development of Land Affected by Contamination
 - Policy LP21: Biodiversity and Geodiversity
 - Policy LP25: The Historic Environment
 - Policy LP26: Design and Amenity
 - Policy LP27: Main Town Centre Uses-Frontages and Advertisements
 - Policy LP29: Protecting Lincoln's Setting and Character
 - Policy LP33: Lincoln's City Centre Primary Shopping Area and Central Mixed Use
 - National Planning Policy Framework
- l) advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Principle and Policy Background
 - Developer Contributions
 - Assessment of Impact to the Character and Appearance of the Conservation Area
 - Impact on Residential Amenity
 - Highways and Drainage
 - Archaeology
 - Contamination

- Other Issues

m) outlined the responses made to the consultation exercise

n) referred to the Update Sheet which included a response received from the Environment Agency in respect of the proposed development and a Swept Path Analysis relating to access to the site

o) concluded that:

- 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 would ensure the character and appearance of the Conservation Area was preserved.
- Technical matters relating to noise, highways, 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 and the NPPF.

Councillor Helena Mair addressed Planning Committee as Ward Advocate representing local residents. She covered the following main points:

- She thanked Members of Planning Committee for allowing her the opportunity to speak.
- She spoke as advocate for Park Ward.
- She was not opposed to the planning application, however she outlined three main concerns.
- The proposed access from Spencer Street/Cross Spencer Street would have an adverse effect on local residents. The houses were built up to the roadside having no front gardens. There would be disturbance caused by cars, lorries and delivery vehicles.
- There would be an effect on the residential amenity of back gardens along South Park. The Environment Agency had already removed trees to the bank on the south boundary of the site in the interests of flood prevention which reduced privacy for residents looking onto the site from the rear of their properties.
- She requested that the height of the proposed development be reduced to two-storey along Sincil Dyke.
- This planning application represented only half of the proposed development with the remaining proposals being considered as a separate planning application.
- She requested that the matter be deferred until both applications could be considered together.

Chris Burns, on behalf of Torsion Care, applicant, addressed Planning Committee in support of the application, making the following points:

- On 21 February 2021 the company became aware of the prospective sale of the application site, which had been vacant for some time.
- Once the site was acquired by the company the best use for the land was discussed.

- It was decided that care of people in the local area would be of great benefit.
- There was an under supply of care in the community; a deficit of 529 bed spaces that following year.
- The proposed use for the application site as a care home would reduce the impact on the NHS by £640,000 a day.
- People preferred to be cared for in locations close to their family homes.
- No further care homes had been built in the City since 1977.
- The proposed scheme would bring an economic benefit of 100 full/part-time jobs to the City.
- Stem Architects had been used for the design process as they had local knowledge of the area.
- The design of the building was modern, engaging, and in sympathy with local architecture.
- He was sorry the Environment Agency had taken away trees, however, unfortunately his company had no influence over this.
- All habitable spaces within the building which could potentially affect overlooking had been taken out.
- There would be no requirement for cars to park on the street as the facility would have its own car park.
- The build incorporated fuel-efficient and environmentally friendly considerations such as electric charging points.
- Provision had been made for bird/bat boxes in terms of ecological considerations.
- Simultaneous construction of both schemes including the additional planning application submitted for retirement flats currently under consideration would take place to minimise any disruption.
- He hoped Members would offer their support to the planning application before them this evening.

The Planning Team Leader advised that additional environmental support improvements including heat pumps could be imposed as a condition on grant of planning permission should members be so minded to do so.

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

The following comments emerged in support of the planning application:

- The site visit conducted earlier today had addressed the individual member's concerns regarding the proposed development, including:
 - The suggestion of a climate control detail condition.
 - The space between Sincil Drain and the properties on South Park.
 - Habitual rooms being minimised to avoid any potential overlook.
 - Spencer Street was wider in reality than at first envisaged and did not present any issues.
- The Highway Authority had not raised any objections.
- Landscaping works could be utilised to provide shelter to the properties on South Park.
- The separate planning application would receive full scrutiny by Planning Committee.
- Parking facilities had been accommodated and the care facility was also on the bus route.

- The design of the building was in keeping with the local area.
- Land was a precious resource in the City in terms of sustainability and this type of facility was desperately needed.
- This was a Brownfield site.
- There were vehicles accessing the site previously in its former use as a car dealership.
- The Highway Authority was satisfied that vehicles were able to access Spencer Street for refuse collection.
- Spencer Street was wider than others in the area.
- This was an acceptable use for the site.
- South Park roundabout was a main entrance into the City Centre. An inviting building such as the one proposed would be suited here.
- The site visit had helped focus on the details of the planning application.
- The removal of the wall on Spencer Street would be useful.
- It was pleasing to note that the developer and planning officers had worked together during the process of the application, it was strange to see that a symmetrical gable had been removed in the later application.
- The site visit was useful in appreciating the scale/height/ distance between the proposed development and the buildings on South Park.

The following concerns emerged in respect of the planning application:

- It was true this type of development was needed and that the site needed to be brought into use, however, Spencer Street was unfortunately too narrow for the degree of traffic the scheme would bring.
- The size of the build had not been reduced sufficiently to be a responsible use for the site.
- The additional proposed development would involve an adverse impact on access to Spencer Street.
- There was also an impact on overlooking to the properties on South Park, the proposed development was two-storey, however there were also windows in the roof.
- It was not possible for trees to be replanted this side of the site due to access requirements for the Environment Agency.
- The Environment Agency had used the front access onto High Street during their maintenance work to avoid disturbance to local residents.
- We had only half an application before us this evening.
- It was wished that the needs of local residents had been further accommodated by the developer.
- Concerns were raised regarding potential traffic leaving Spencer Street wanting to turn right onto the High Street.
- Landscaping and bat/bird box conditions needed to be 'married' together taking advice from Lincolnshire Wildlife Trust on encouraging wildlife in urban areas.
- The treatment of the boundary at the garden area at the apex of the site at the patio close to the road was important, in order to shield noise and traffic fumes from residents.
- Habitable accommodation had been removed from the second floor according to the developer, however, there were two rooms remaining which could potentially be converted to bedrooms should the property be transferred into future ownership.
- Rooms would still be overlooked even though they were not bedrooms.
- Better options existed rather than access via Spencer Street.

The Chair reminded members of Planning Committee that it was their remit to consider the planning application in front of them this evening.

Members queried how the height of the development in metres?

The Planning Team Leader offered the following points of clarification to members:

- The height of the building was 8.9 metres, equating to the height of the coping on the United Reform Church against the eaves of the new development. A condition could be imposed on grant of planning permission to specify that the eaves could be no higher than the coping on the United Reform Church if Members were so minded.
- There were two rooms on the second floor which could potentially be converted into bedrooms. Officers had spoken to the applicant to ensure this did not happen, a requirement which could be conditioned if Members were so minded.
- The patio area at the apex to the site would incorporate a six-foot plus high hedge to give additional protection to residents. There was also an additional seating area towards the middle of the development.
- In terms of health of residents and air quality, Environmental Health colleagues were satisfied with the noise assessment submitted by the applicant together with a condition to be imposed on the grant of planning permission requiring a noise mitigation scheme to be submitted.

A motion was moved, seconded and voted upon that the planning application be deferred until the other application for the same site was considered.

The motion was lost.

The following additional proposed conditions to be imposed should planning permission be granted were individually moved, seconded, voted on, carried and:

RESOLVED as follows:

Additional Conditions

- Communal rooms on the second floor, south-side of the development not to be converted to habitable accommodation.
- Climate mitigation sustainability measures to be implemented to the satisfaction of the Local Planning Authority.
- The final eaves height of the building be no higher than the parapet height of the United Reform Church.

The Planning Team Leader confirmed that the existing proposed highway condition would include an increase to the radius of Spencer Street and removal of the wall there.

RESOLVED that

Authority be delegated to the Assistant Director of Planning to grant planning permission upon signing of the S106 for NHS contributions subject to the conditions set out below

Conditions:

- Time limit of the permission
- Development in accordance with approved plans
- Bat/bird boxes
- Layout as granted – in order to protect residential amenity
- Lighting
- Noise mitigation measures to be submitted
- Hours
- Contaminated land
- Anglian Water details of foul drainage to be submitted
- Materials including sample panel
- Surface water drainage
- Landscaping to be submitted
- Boundary walls and fences to be submitted
- Archaeological WSI and foundation design
- Construction of the development (delivery times and working hours)
- Waste collection times
- Highway construction management plan
- Existing dropped kerb to be reinstated to High Street
- Lighting scheme to be submitted
- A scheme for electric vehicle charging points to be submitted
- Communal rooms on the second floor, south-side of the development not to be converted to habitable accommodation.
- Climate mitigation sustainability measures to be implemented to the satisfaction of the Local Planning Authority.
- The final eaves height of the building be no higher than the parapet height of the United Reform Church.

99. 108 Newland Street West, Lincoln

(Councillor Mara took his seat as a Member of Planning Committee for the remainder of the meeting.)

The Assistant Director of Planning:

- a. described the application site, located on a corner plot, with Newland Street West to the north and Nelson Street to the west, within a built up residential area
- b. advised that planning permission was sought to change the use of the ground floor from a public house (Use Class Sui Generis) and existing upper floor flat to form two maisonettes (Use Class C3), which included demolition of the rear outbuildings to facilitate a two-storey extension and the erection of one new dwelling to create 3 residential units in total
- c. provided details of the policies pertaining to the application, as follows:
 - Central Lincolnshire Local Plan
 - Policy LP15: Community Facilities
 - Policy LP26: Design and Visual Amenity
- 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 Development
- Asset of Community Value
- Loss of the Public House
- Residential Amenity
- Visual Amenity
- Energy
- No Students S106
- Contaminated Land
- Air Quality
- Highways

- e. outlined the responses made to the consultation exercise
- f. explained the background to considerations of Policy LP15 of the Central Lincolnshire Local Plan relating to the loss of an existing community facility which required the applicants to have demonstrated that the application met the tests of LP15 as follows:
 - a. The facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
 - b. The service provided by the facility is met by alternative provision that exists within reasonable proximity; what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or
 - c. The proposal includes the provision of a new community facility of similar nature and of similar or greater size in a suitable on or offsite location
- g. reported that following the submission of the planning application, 108 Newland Street West had been placed on the Asset of Community Value (ACV) Register (for the second time, after an appeal against a previous ACV was upheld), a process that gave communities a right to identify a building or other land to be of importance to their community's social well-being; should the asset come up for sale communities would be given a fair chance to bid to buy it on the open market
- h. reported that an appeal had been lodged against the current ACV but had not yet been heard
- i. described the process for an Asset of Community Value in further detail within the officer's report
- j. referred to the Update Sheet which included additional responses received in respect of the proposed development
- k. concluded that:
 - It was considered that the proposed extension and proposed new build would be an appropriate addition to the street scene and would have no adverse impact on residential amenity.
 - The change of use would also be appropriate given the surrounding residential uses.

- Therefore, the proposal was in accordance with national and local planning policy.

Jamie Bennet, Chairman, Keep the Tap Running, addressed Planning Committee in objection to the planning application, making the following points:

- He thanked Members for allowing him the opportunity to speak.
- He wished to bring it to the Committee's attention that CAMRA had recommended refusal of the planning application due to the policy tests of Policy LP15 and requirements of the National Policy Framework not being satisfied.
- He agreed with this view.
- The applicant's claim that the pub was not viable was untrue.
- The last landlord at the pub had said it was viable.
- The application site had not been offered for sale at a fair rate.
- Criminal activity at the premises was unrecognisable.
- The statement that no group had attempted to run the pub since the last tenant vacated was not true.
- The public house contributed positively to the community area.
- The majority owner also had three pubs in York
- The retention of the public house was supported by community, investors and expert industry, including public houses in the vicinity.
- The West End community would be deprived of one of its most historic, popular, socially and culturally significant amenities.
- Please support the request to Keep the Tap Running.

Councillor Neil Murray addressed Planning Committee as Ward Advocate representing local residents. He presented the following main points:

- As Planning Committee could see from the huge public support present this evening, large numbers of residents in Carholme Ward were opposed to this planning application.
- City and County Councillors were against this planning application.
- The only person in support of it was the applicant due to financial considerations and he didn't live in the community.
- The proposed change of use would result in the loss of a historic community pub.
- Additional housing was not good for this community here, it was already very tight for car parking spaces.
- There would be more cars on the street in an already densely populated Residents Parking Zone.
- Those people who didn't live in the area probably did not care.
- He was appalled to see that the only evidence provided regarding viability for the Public House was submitted by the applicant.
- This represented the applicant's opinion only which was not fair.
- It was true that there were alternative venues available such as The Horse and Groom, however, this was now a restaurant with a different offer.
- The Queen of the South was quoted at page 40 of the officer's report as an alternative venue which in fact referred to a football team, the pub in reality was called The Queen in the West which provided a different offer.
- Why was the applicant qualified to decide what should be provided in the West End?
- The campaign to save the Tap had resulted in a huge turn-out this evening.

- It was part of our historic Townscape.
- Why wasn't a balanced input presented from Mr Mackown who had a different view?
- Competitors at the Joiners Arms and Queen in the West public houses were also here in support of the campaign.
- He urged Members to reject this planning application.

Lewis DelaHey, representing the applicant, addressed Planning Committee in support of the planning application, making the following points:

- He thanked Members of Planning Committee for allowing him the opportunity to speak.
- The Public House was no longer a viable trading option.
- The importance was in the company name.
- Mr Mackown was not an investor in the Tap.
- Mr DelaHey wanted this to be known to protect his company.
- The property was bought as the former Vine Inn which had proved unviable.
- He lived on a building site for 5 months whilst it was being renovated.
- The pub opened in 2013.
- After four years it was realised the venture was not viable.
- The financial burden was too great, and Lincoln Tap Pubs was put into liquidation.
- In 2019 the pub was incorporated into the owners' other business 'The Tap House and Kitchen', but this also proved to be economically unviable and both operations closed.
- In 2021 the public house now leased to another tenant was closed due to drug activities.
- He transferred the pub into his name in February 2021 with no formal offer to buy the pub.
- The applicant had spent seven years trying to make the pub viable, however, common sense prevailed, and it was no longer a viable company.
- He urged that the planning application be approved as a viable alternative to preserve the buildings use.

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

The following comments emerged:

Councillor Watt

- Planning officers had worked in a professional manner in respect of this planning application to arrive at a viable option for the building.
- Planning Committee should not be concerned with disputes surrounding the pub's history, viability or ownership. Our remit was to consider the viability of the scheme presented before us.
- We would be taking a risk if the application was refused. Public houses had been protected in the past as an Asset of Community Value and still closed down.
- Residents could potentially be given the chance here to 'use it or lose it'.

Councillor Hewson

- We were elected as Councillors to support our residents.
- This was a difficult situation as it was unclear who owned the assets to the business.
- We must decide whether local residents should be given the opportunity to make the business viable before it was lost for good.

Councillor C Burke

- This was a local pub in a cohesive community.
- As an ACV, Policy LP15 applied.
- Two local public houses were promoting the request to save The Tap although they were competitors.
- Public Houses were being lost at an alarming rate.
- They were vital community meeting places.
- The West End was promoted as an important part of our City.
- There were many written objections to the planning application.
Support should be given to the property as an Asset of Community Value.

Councillor B Bushell

- He was not against the retention of the pub.
- He had carried out a site visit today and knew this area well as where he used to live.
- There were so many pubs and shops closed down due to being unsustainable.
- We must consider the application before us. Policy LP15 identified there were alternative venues in the area.
- The Monson Arms had been registered as an ACV however it was now being demolished.
- There was no guarantee the building would re-open as a Public House in the future. There was also confusion as to its ownership.
- The owners did not have to sell the pub to anybody at a specific price.
- We must be realistic as to the potential outcome of what was decided this evening.

Councillor Bean:

- There was huge support for saving the pub here tonight. The community had spoken.

Councillor Longbottom

It was difficult to absorb the 26 extra pages released yesterday in the Update Sheet to be prepared for tonight's meeting. She asked:

- Should the planning application be passed, and the property turned into homes and was then sold on, how would this affect the status of the building as a Community Asset?
- The building was registered as an Asset of Community Value after the planning application was submitted. Why wasn't this taken into consideration as part of the planning application?

- Why wasn't point C mentioned as part of the consideration of Policy LP15 criteria for the loss of an existing community facility?
- She had concerns regarding the viability or otherwise of the pub. Was it sufficient to include one point of view? Non viability had not been proven.
- Did other Planning Authorities have stricter tests of what was considered viable?

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

- Regardless of the status of the planning application, whether or not it was approved, the building would remain on the ACV Register for five years.
- The wording of the policy criteria for Policy LP15 required either point A, B or C to apply and not all three. Little weight had been given to the cross-flow of correspondence regarding ownership and viability of the Public House. Point B had been relied upon in respect of alternative service provision being available within reasonable vicinity to the existing venue.
- Planning officers had no vested interest in the viability of use for the building as housing or otherwise. The policy framework for the Central Lincolnshire Local Plan had to be followed. This was different to other policies in other local authorities; however, it was the framework in which we operated.

A proposer was not forthcoming to support the grant of the planning permission.

RESOLVED that planning permission be refused.

Reasons

Insufficient evidence was available for discharge of Policy LP15 in respect of both of the following two criteria points:

1. The facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or
2. The service provided by the facility is met by alternative provision that exists within reasonable proximity; what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area;

100. 59 Hawthorn Road, Lincoln

The Assistant Director of Planning:

- a. advised that planning permission was sought for the erection of a single storey rear extension to 59 Hawthorn Road, a semi-detached red brick and render property situated on the north side of Hawthorn Road
- b. advised that the application was brought before committee as the applicant was related to a City Council employee
- c. provided details of the policies pertaining to the application, as follows:
 - Central Lincolnshire Local Plan
 - Policy LP26: Design and Visual Amenity

- d. advised Planning Committee of the main issues to be considered as part of the planning application as follows:
 - Principle of Development
 - Impact on Neighbours
 - Visual Amenity
 - Technical Matters
- e. outlined the responses made to the consultation exercise
- f. concluded that:
 - The proposed development would have no adverse impact on neighbours and would be an appropriate design for the existing dwelling and the surrounding area.
 - Therefore, the proposal accorded with national and local planning

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

- Development to commence within 3 years
- Development to be carried out in accordance with the submitted plans.

101. Telecommunication Station 63673, Firth Road, Lincoln

The Planning Team Leader:

- a. advised that the original proposal was for the erection of a 20m high monopole situated within the footpath, however following concerns raised by the Highway Authority that the monopole may restrict the footpath for pedestrians, the proposal had been amended by the agent to address this concern
- b. reported that the revised application sought permission for the removal of the existing 12m high monopole and the erection of a 15m high Hutchinson monopole
- c. advised that due to changes in legislation monopoles below 25 metres high did not require planning permission, however the applicant had decided to continue with this request
- d. described the application site located on the east side of Firth Road, within the grass verge, at the back edge of the footpath; the area around the site was predominantly characterised by large commercial premises with open land surrounding including Siemens and the rear service yard of Tritton Retail Park, and some two storey residential terrace properties located approximately 94m to the north of the site
- e. highlighted that a declaration had been submitted with the application to confirm that the equipment met International Commission on Non-Ionizing Radiation Protection Public Exposure Guidelines (ICNIRP)
- f. provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework

- Local Plan Policy 26
- g. advised Planning Committee that in determining this prior approval application, the Local Planning Authority could only consider the siting and appearance of the proposed telecommunications equipment
 - h. outlined the responses made to the consultation exercise
 - i. concluded that it was considered that the siting and appearance of the proposed monopole would not have a harmful visual impact on the character and appearance of the area or have a harmful effect on residential amenity, in accordance with the Central Lincolnshire Local Plan Policy LP26 and paragraph 130 of the National Planning Policy Framework.

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

- Development to commence within 3 years
- Development to be carried out in accordance with the submitted plans

102. Birchwood Telephone Exchange, Whisby Road, Lincoln

The Planning Team Leader:

- a. advised that the application sought to establish whether prior approval is required for the installation of the following:
 - A 5m extension to the existing mast
 - The installation of sector & dish antennas on the existing shared mast to be mounted on the new tower extension and headframe.
 - The installation of ground-based radio housing equipment within an existing compound
 - The installation of cabling and associated development
- b. reported that the proposal related to the upgrading of an existing 15m lattice tower and associated ancillary equipment housed within the compound of the Birchwood Telephone Exchange on the eastern side of Whisby Road, close to the junction with Doddington Road, located within the grounds of the BT Exchange with the existing two storey building screening the majority of views of the existing mast
- c. advised that this application was 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.
- d. highlighted that due to the fixed 56 days in which Local Authorities must inform mast operators of the decision on whether prior approval was required for siting and appearance and to let the operator know of its decision, it had not been possible on this occasion for this prior approval to be presented at committee before determination, however, this report detailed the considerations taken during the application

- e. confirmed that a declaration had been submitted with the application which confirmed that the equipment was in line with the Public RF Exposure Guidelines.
- f. provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework – Section 10
 - Policy LP26
- g. advised Planning Committee that in determining this prior approval application, the Local Planning Authority could only consider the siting and appearance of the proposed telecommunications equipment
- h. outlined the responses made to the consultation exercise
- i. concluded that:
 - It was considered that the siting and appearance of the proposed monopole would not have a harmful visual impact on the character and appearance of the area, in accordance with the Central Lincolnshire Local Plan Policy LP26 and paragraph 130 of the National Planning Policy Framework.
 - The application was therefore determined under delegated powers by the Assistant Director. Prior approval under Class A of Part 16 Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2016 (as amended) was thereby approved.

RESOLVED that the contents of the report and decision made be noted.

103. Hartsholme Country Park, Hartsholme Park, Lincoln

The Planning Team Leader:

- a. described the application site, Hartsholme Country Park, as a Grade II Listed Historic Park and Garden
- b. advised that the proposal related specifically to the former Aviary structure located to the west of the Visitor Centre within the park
- c. reported that permission was sought for partial removal of the existing aviary structure and the installation of a storage container to facilitate secure storage and amenity space for staff and volunteers
- d. provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework
 - Policy LP22: Green Wedges
 - Policy LP25: The Historic Environment;
 - Policy LP29: Protecting Lincoln's Setting and Character
- 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 Visual Amenity and the Character or Setting of the Designated Heritage Asset as a Historic Park and Garden

f. outlined the responses made to the consultation exercise

g. concluded that:

- The proposed container would provide secure storage and amenity space for staff and volunteers at the park.
- Whilst the structure was rather utilitarian in appearance, views of the structure were limited by the existing building and landscaping.
- The proposal would therefore preserve and protect the character and setting of the Historic Park and Garden in accordance with policies LP22, LP25 and LP 29 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

RESOLVED that planning permission be granted conditionally.

This page is intentionally blank.

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 5 / SCHEDULE DATE: 29th June 2022**

<i>Item No</i>	<i>Status e.g. CAC</i>	<i>Specific Location</i>	<i>Tree Species and description/ reasons for work / Ward.</i>	<i>Recommendation</i>
1	N/A	Lincoln Arboretum – Coronation Gardens	<u>Abbey Ward</u> 1 x Scot's pine <u>Retrospective notice</u> This tree was removed due to destabilisation of the rootplate; this being caused by the excessive lean of the tree.	Replace with 1 x Scot's Pine, to be located within the Arboretum, between the upper terrace Rose Garden and Parkers Piece.
2	N/A	Kingsley Street – car park to the rear of number 66	<u>Castle Ward</u> 1 x Swedish whitebeam <u>Fell</u> This tree has been partially windthrown, the canopy being in direct contact with the adjacent property.	Approve works and replant with a replacement Swedish whitebeam, to be located in close proximity to the original planting.
3	N/A	39 Addison Drive	<u>Glebe Ward</u> 1 x Leyland Cypress <u>Fell</u> This tree has shed two large limbs in the last 6 months. As a result of previous limb failures, the canopy has become unstable and is therefore at risk of unpredictable collapse.	Approve works and replace with 1x Silver Birch, to be planted within the amenity grassland area located at Ruskin Green.
4	N/A	Hartsholme Country Park - Dam wall	<u>Hartsholme Ward</u> 4 x Oak <u>Fell</u> These are asymmetrically formed	Approve works and replace trees with 2 x Lime and 2 x Scots Pine, to be located within the grassland

			<p>trees located on the northern side of the dam wall.</p> <p>As a result of the proposed work to be carried out to the reservoir overflow a significant amount of pruning will be required to allow vehicular access to the site via the main dam wall.</p> <p>Unfortunately, the reduction work required to allow work access adversely affects the ability to retain the four trees as viable specimens.</p>	area to the rear of the playground.
5	N/A	47 Turner Avenue	<p><u>Moorland Ward</u></p> <p>Self-set Sycamore <u>Fell</u></p> <p>This tree is causing direct damage to an adjacent drain inspection chamber and fence line. Retention of this tree will lead to significant structural damage of the drainage system.</p>	Approve works – replace with 1 x Maple, to be located within Turner Avenue amenity grassland area.

This page is intentionally blank.

SUBJECT: CONFIRMATION OF TREE PRESERVATION ORDER NO.171

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 171 was made on 16th March 2022 protecting one Betula Pendula (Silver Birch) tree in the front garden of 288 Skellingthorpe Road, Lincoln, LN6 0EX
- 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 16th September 2022.

4. Consideration

The reason for making a Tree Preservation Order on this site is as a result of an application from the occupier of 288 Skellingthorpe Road to reduce the canopy of the tree. The tree is located within a Conservation Area, and it was through this assessment process that the Arboricultural Officer identified it being worth of a Tree Preservation Order to ensure its protection in the future. The tree has been

identified as being in good condition with a full canopy which does not exhibit signs of die back, overall enhancing the amenity appearance of the immediate area.

Following a one month consultation period, no objections have been received to the order.

5. Strategic Priorities

- 5.1 Confirmation of Tree Preservation Order 171 would ensure that the tree 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 tree would contribute to enhancing our remarkable place.

6. Organisational Impacts

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

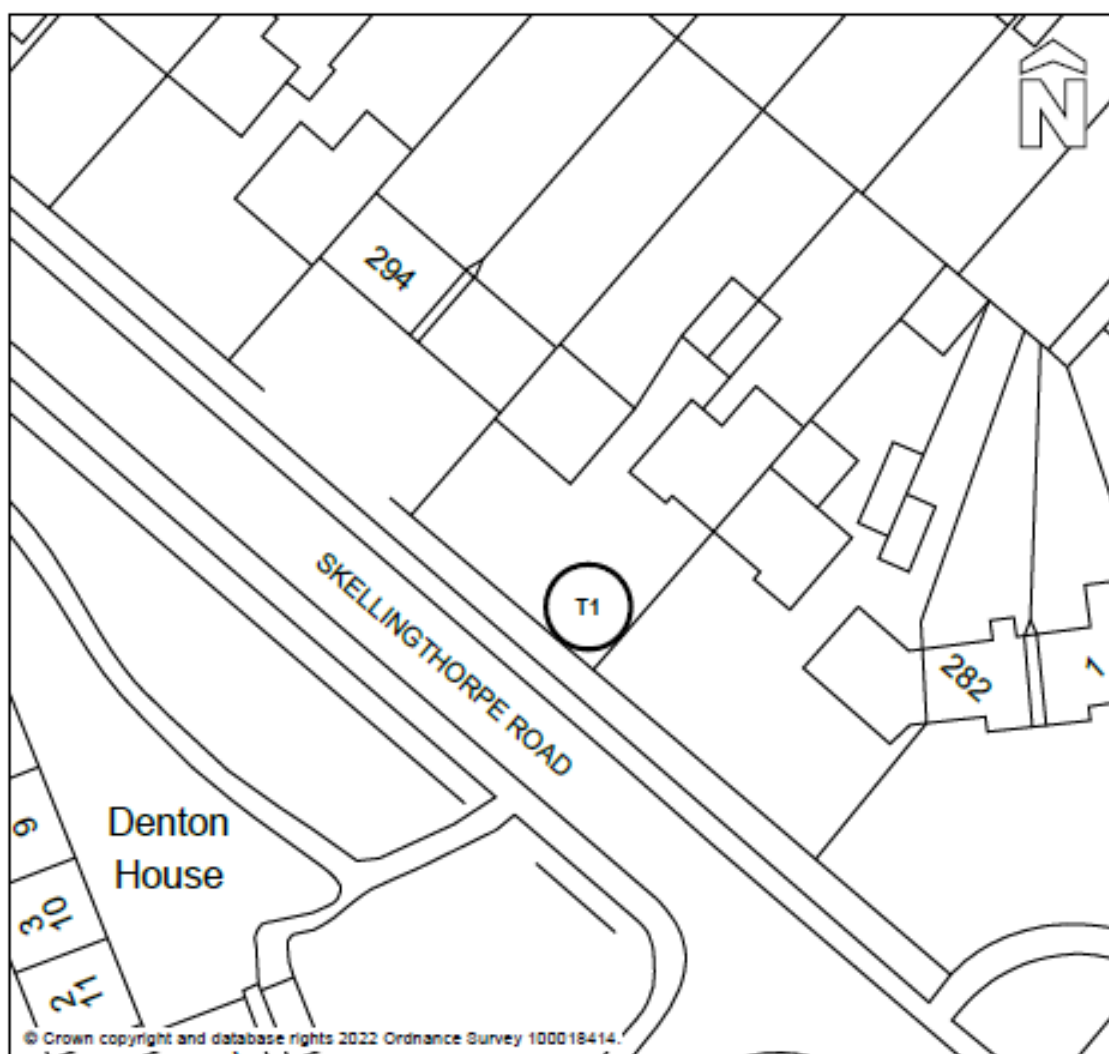
7. Recommendation

- 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



TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Skellingthorpe Road (288) Tree Preservation Order 2022

T1 - Silver Birch

	<p>CITY OF Lincoln COUNCIL</p>
<p>City Hall, Beaumont Fee, Lincoln, LN1 1DD</p>	
<p>Website: www.lincoln.gov.uk</p>	
<p>Scale: 1:500 at A4</p>	
<p>Version 1: 17-Mar-2022</p>	





This page is intentionally blank.

Application Number:	2021/0892/FUL
Site Address:	114 High Street, Lincoln, Lincolnshire
Target Date:	1 st July 2022
Agent Name:	Wilson Architects Ltd
Applicant Name:	Mr Colin Holden
Proposal:	Erection of a two storey and single storey rear extension, including glazed access staircase to the rear elevation to facilitate change of use from retail (Use Class E) to 1 retail unit (Use Class E) and 10 residential flats (Use Class C3). (Revised)

Background - Site Location and Description

The application site is a part three, part two storey property located on the corner of High Street and Gaunt Street. The property encompasses the former Bang and Olufsen retail unit to the High Street frontage and includes the associated storage and office space, including the later integral two storey storage/warehouse space to the rear and existing car parking and vehicular access from Gaunt Street. The property is Grade II* Listed and is also located within the St Peter-at-Gowts Conservation Area No. 2. An application for listed building consent is also currently under consideration alongside the full application.

The application seeks permission for the conversion of 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 (C3). The existing retail unit would be retained on High Street.

The proposal has been significantly altered following negotiations with the architects, taking into account the written representations received. The revised proposal is presented to members of the committee as the original scheme received 4 or more objections, triggering the requirement for consideration at planning committee.

Site History

Reference:	Description	Status	Decision Date:
2021/0981/LBC	Erection of a two storey and single storey rear extension, including glazed access staircase to the rear elevation. Internal alterations to include removal of walls, installation of new stud walls and doors to facilitate change of use from retail (Use Class E) to 1 retail unit (Use Class E) and 10 residential flats (Use Class C3). (Listed Building Consent) (Revised)	Pending Decision	

Case Officer Site Visit

Undertaken on 13th January 2022.

Policies Referred to

- 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

Issues

To assess the proposals with regard to:

1. Accordance with National and Local Planning Policy
2. Impact on Amenity of Neighbouring Uses and Future Occupiers of the Premises
3. Impact on Visual Amenity and the Character and Appearance of the Conservation Area
4. Highway Safety, Access, and Parking

Consultations

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

A further consultation to all original contributors was carried out on the 4th of April 2022 following the receipt of revised drawings, with no additional responses received.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environmental Health	Comments Received
Lincolnshire Police	Comments Received
Lincoln Civic Trust	Objection/Comments Received
Education Planning Manager, Lincolnshire County Council	No Comments
Anglian Water	Comments Received

Environment Agency	Comments Received
Principal Conservation Officer	Comments Received
Historic England	Advice/Comments Received

Public Consultation Responses

Name	Address
Miss Zoe Kestell	8 Gaunt Street Lincoln Lincolnshire LN5 7PT
Mrs Kate Leeson	8 Gaunt Street Lincoln Lincolnshire LN5 7PT
Miss Zoe Kestell	8 Gaunt Street Lincoln Lincolnshire LN5 7PT
Mrs Clucas	110 High Street Lincoln Lincolnshire LN5 7PY
Mr Wayne Blakley	111A High Street Lincoln Lincolnshire LN5 7PY

Consideration

1. Accordance with National and Local Planning Policy

Paragraph 11 of the NPPF outlines that decisions should apply a presumption in favour of sustainable development.

For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 130 states that planning 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.

Paragraph 119 adds that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 134 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The application is for the conversion and extension of existing retail and ancillary office and storage space, therefore the following policies within the Central Lincolnshire Local Plan are entirely relevant.

Policy LP1: A Presumption in Favour of Sustainable Development

When considering development proposals, the Central Lincolnshire districts will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the policies within the Local Plan should be approved without delay, unless material considerations indicate otherwise.

Policy LP25: The Historic Environment

Developments within conservation areas shall preserve or enhance the character of the area. The external alterations and extensions should therefore be considered on this basis.

Policy LP26: Design and Amenity

The following design principles within Policy LP26 would be pertinent with the

development.

- a. Make effective and efficient use of land;
- c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- d. Not result in the visual or physical coalescence with any neighbouring settlement;
- f. Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- g. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- h. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- i. Protect any important local views into, out of or through the site;
- j. Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- k. Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability;
- l. Ensure public places and buildings are accessible to all: this should not be limited to physical accessibility, but should also include accessibility for people with conditions such as dementia or sight impairment for example.

Policy LP26 further states that the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

- m. Compatibility with neighbouring land uses;
- n. Overlooking;
- o. Overshadowing;
- p. Loss of light;

Policy LP33: Lincoln's City Centre Primary Shopping Area and Central Mixed Area

Policy LP33 states that residential flats (C3) shall be supported in principle subject to the relevant requirements:

- b. The development not resulting in the area in which it is located losing its mixed use character;
- c. Major developments including, or contributing to, a mixture of uses sufficient to add to the overall vitality of the area and to create a purpose and presence extending beyond normal shopping hours. Opportunities to include significant elements of housing should be taken wherever reasonable and possible;
- d. The development not harming the local environment or the amenities which occupiers of nearby properties may reasonably expect to enjoy, such as causing unacceptable levels of disturbance, noise, smell, fumes, dust, grit or other pollution, or reducing daylight, outlook or privacy to an unacceptable degree;
- e. The development not resulting in levels of traffic or on-street parking which would cause either road safety or amenity problems; and

As the proposal is for the conversion of existing ancillary space to flats whilst retaining the existing retail element fronting High Street, it would be considered to entirely accord with this policy, provided that the amenity of neighbour's properties and uses are not harmed.

2) Impact on Amenity of Neighbouring Uses and Future Occupiers of the Premises

The revised proposal significantly reduces the impact of the previous scheme by retaining and converting both the existing three storey structure fronting the High Street and two storey historic addition adjacent to Gaunt Street. The existing building would have a minimal two extension located to the rear of the property to accommodate a small expansion of the existing floor space with stairway access to the first floor flats. A small single storey extension to the eastern corner of the rear space would also allow for additional accommodation and movement space for the proposed flats. The scheme would accommodate 10 flats over the ground, first and second floors, retaining an element of existing retail with access from the High Street.

Many of the elements highlighted within written representations received refer to the original three storey new build scheme, nonetheless, they shall be addressed in relation to the revised proposal. Occupants of the neighbouring properties have put forward concerns relating to the overbearing nature of a new three storey structure in proximity to the existing properties on Gaunt Street and High Street, potential overlooking as well as a loss of light as a result of this.

The revised scheme retains the existing buildings, with minimal extension ensuring that there would be no creation of any new overbearing structure, retaining the existing opening and separation between the site and the adjacent dwelling at no. 8 Gaunt Street. The two storey extension would be positioned approximately 7.5m from the southern boundary with the single storey element approximately 600mm from the southern boundary with no. 112/113 High Street. The new extensions would not therefore have any significant impact upon light to neighbouring properties.

The new two storey extension would be glazed and therefore would allow for some views to the south, however, given the separation distance and nature of its use housing the access and staircase to the first floor flats it would not be considered to create any harmful outlook. In addition to this, the converted rear offshoot would contain a single new first floor window, which would again be of a sufficient separation from the boundary and

neighbouring rear amenity space. To the Gaunt Street elevation, the converted offshoot would contain 8 new windows with 4 at ground and 4 at first floor. Whilst this would add a new outlook towards properties across the opposite side of the road it would not introduce a new relationship that isn't already replicated with the existing houses throughout the street. This would not therefore be considered to create any harmful outlook.

With regard to the proposed occupiers of the flats, the scheme has been set out to ensure that there is an adequate level of amenity for the proposed occupiers with a sufficient floor space and openings within each unit.

The revised proposals as a whole would not therefore have any unduly harmful impact upon neighbouring properties or the future occupiers of the properties.

3) Impact on Visual Amenity

The proposals have been significantly altered following various negotiations to ensure that the conversion and extension is of a suitable design, scale and materials, taking into account the existing properties and conservation area. The conversion of the subordinate rear element takes some influence from the main property whilst ensuring that the new openings and window detailing reflects its ancillary quasi industrial use. To the rear the new extensions would again replicate the proportions of the existing building with the extra addition of a small two storey glazed staircase and movement corridor, taking advantage of a more modern design and pallet of materials. The single storey extension would be minor and not be in view from the majority of neighbouring properties and street scene, but would, nonetheless, be of a suitable design and materials.

The alterations take advantage of the existing historic structure with minimal external alterations to bring the building into use. The proposals would therefore enhance the visual amenity of the existing properties, wider street scene and the character and appearance of the conservation area.

It is considered that a condition to confirm samples of materials on site would be entirely appropriate and reasonable to ensure that they are of a high quality and suitable for the conversion.

4) Highway Safety, Access and Parking

Written representations have put forward some concern with the lack of parking and alterations to the existing access to the rear yard from Gaunt Street. Whilst this has been taken into account, It is important to highlight that the proposal has altered since these comments, with the retention of much of the existing parking accessed to the rear.

Highways and Planning have been consulted as the local highway's authority advising that the site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport.

Future residents of the development will not be reliant on the private car and therefore parking is

not essential for this proposal. However, a number of off street spaces are included within the proposal. Furthermore, the streets surrounding this application are subject to Traffic Regulation Orders, preventing any nuisance or unsafe car parking.

Cycle parking provision is proposed within the site, and this should be secure and covered provision to enable its use by the future residents.

It is not therefore considered that the proposals would result in any detrimental impact on highway safety.

Conclusion

The proposed conversion and extensions 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 facilitates 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.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally.

Recommended Conditions

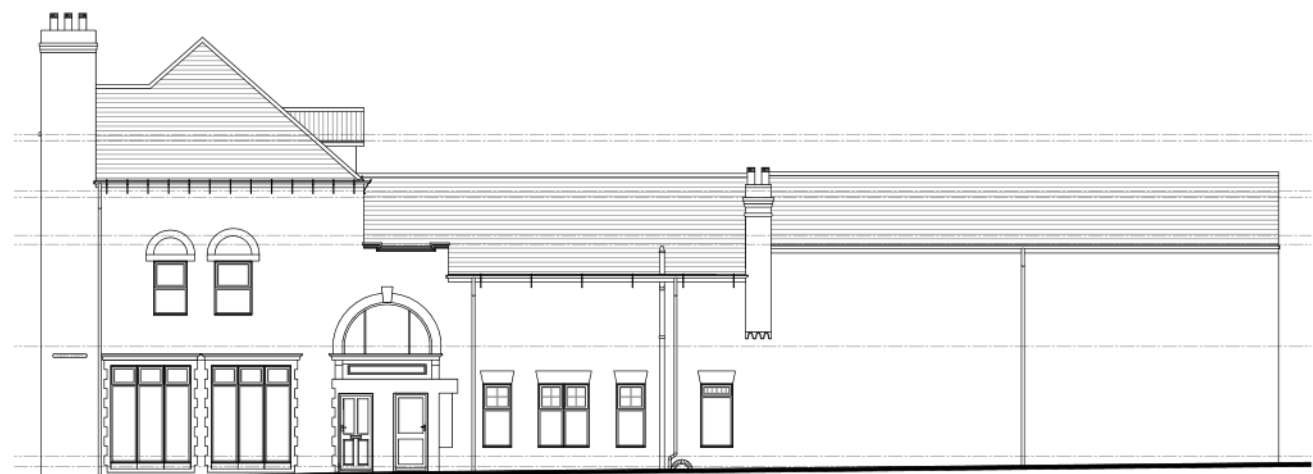
1. Development to commence within three years
2. Development in strict accordance with the approved drawings
3. Details/samples of materials prior to commencement of works
4. Reporting of unexpected contamination

2021/0892/FUL – Drawings and Site Photographs

Site Location



Existing



Side Elevation [North]
Scale 1:50



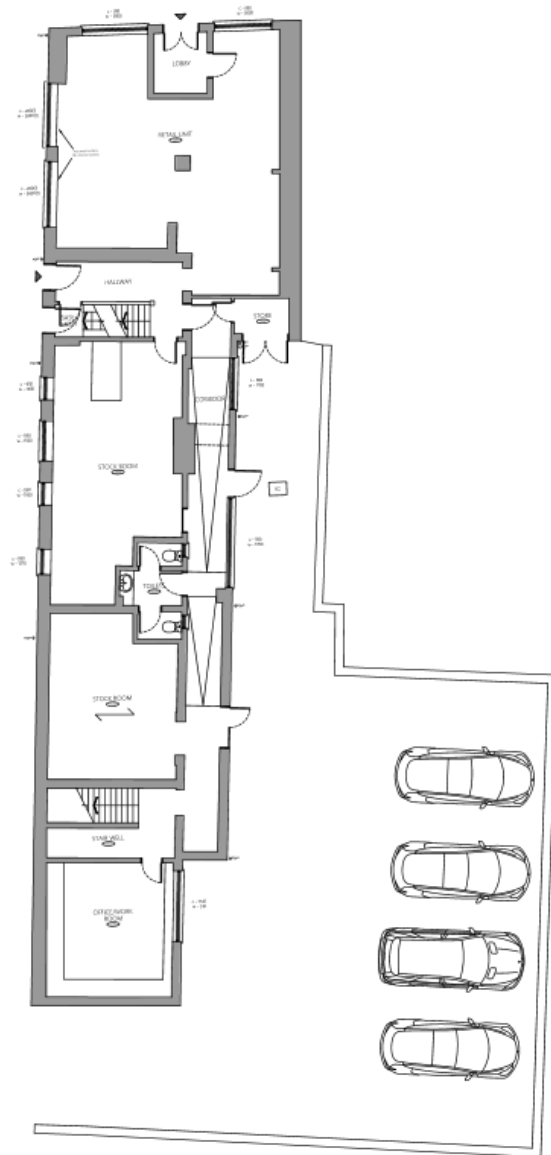
Side Elevation [South]



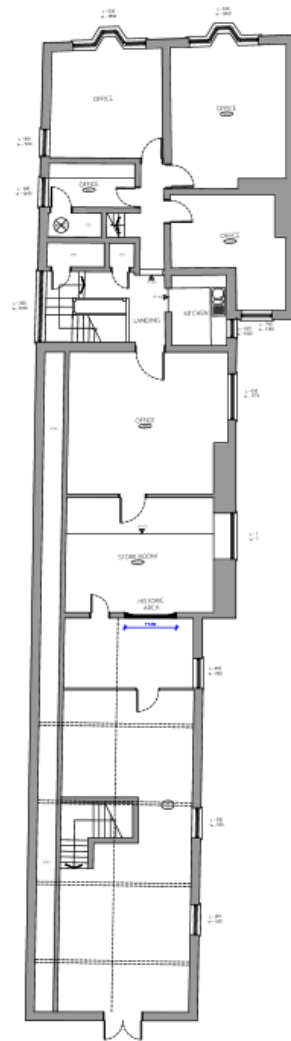
Front Elevation [East]



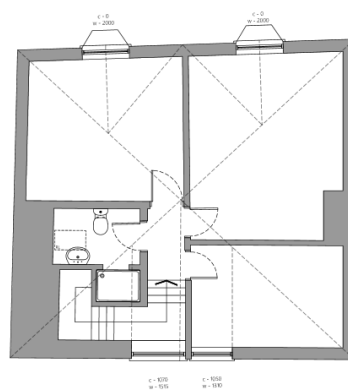
Front Elevation [West]



Ground Floor Plan
Scale 1:100



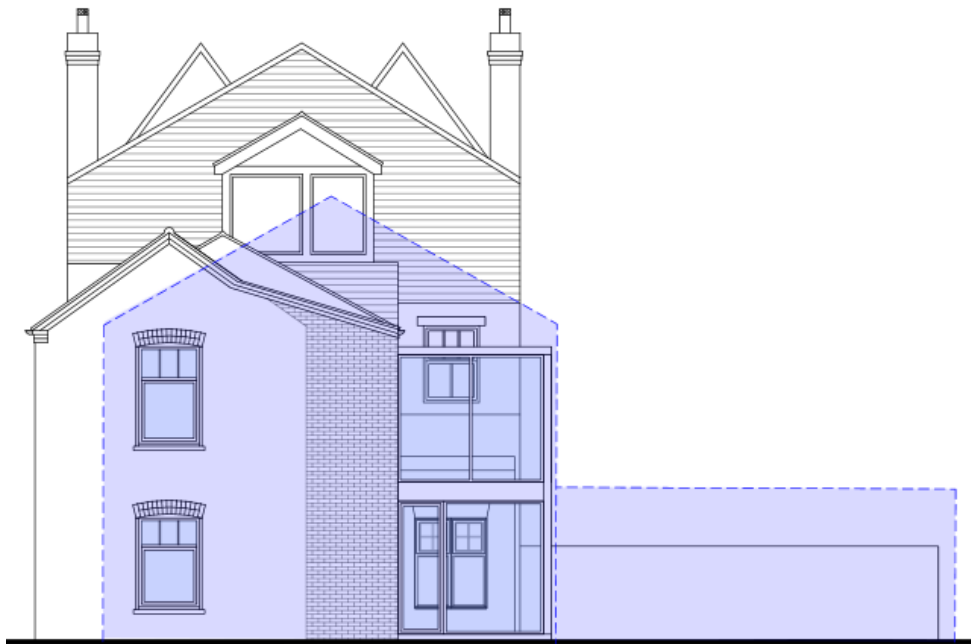
First Floor Plan
Scale 1:100



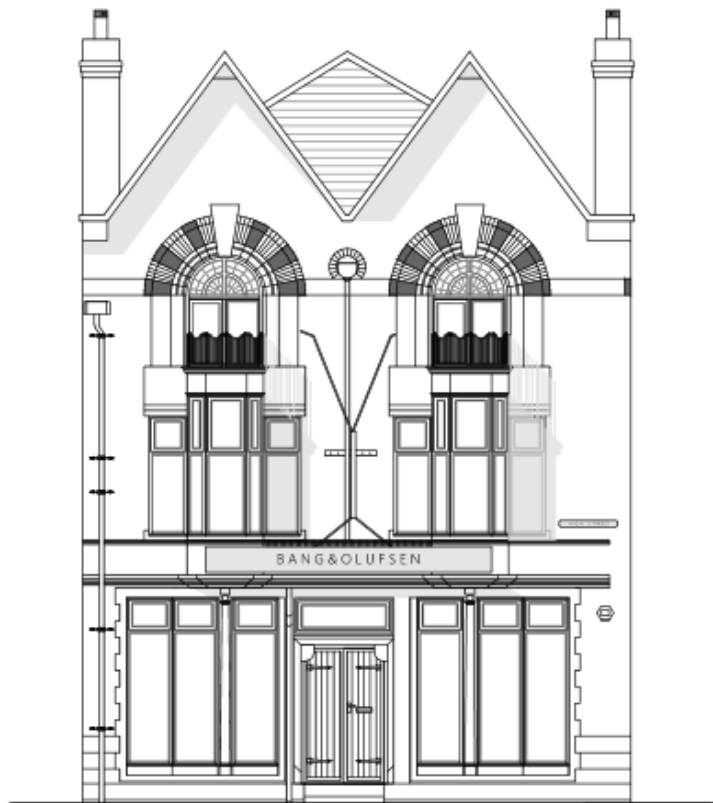
Second Floor Plan
Scale 1:100

Proposed





Rear Elevation

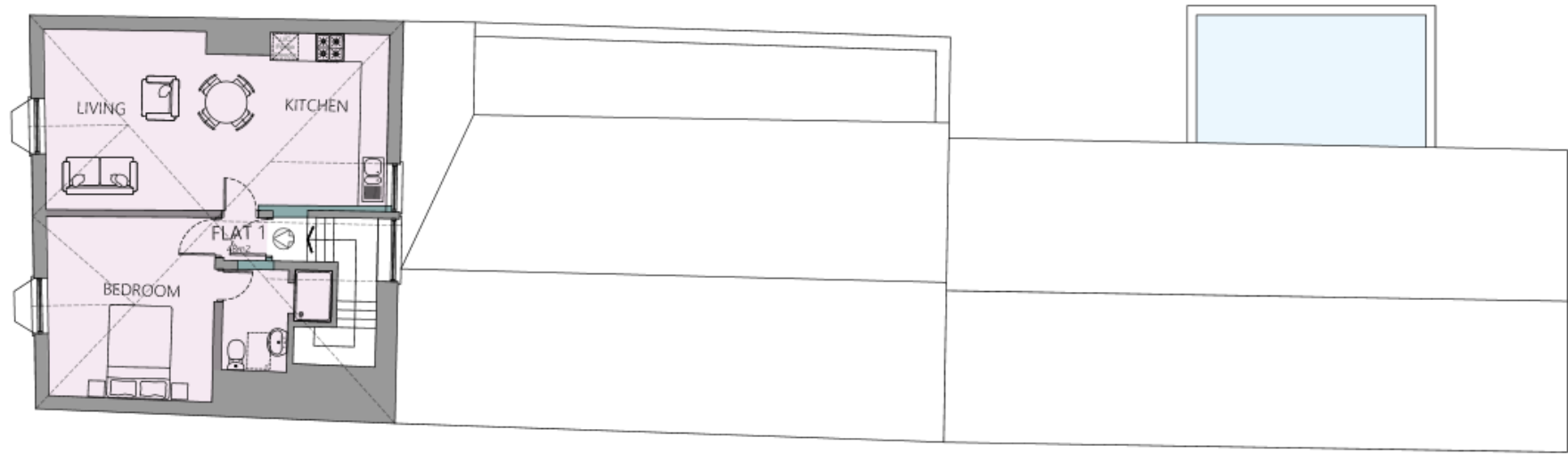


Front Elevation





First Floor Plan



Second Floor Plan

Site photos















2021/0892/FUL – Written Representations

Bray, Kelly (City of Lincoln Council)

From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Sent: 06 April 2022 10:24
To: Technical Team (City of Lincoln Council)
Subject: RE: Reconsultation on Planning Application reference 2021/0892/FUL

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.

Many thanks for the below consultation, LCC has no comments on the application in relation to education.

Sam Barlow
Asset Advisor
Lincolnshire County Council
County Offices, Newland, Lincoln, LN1 1YL

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

8th November 2021

Your Ref: 2021/0892/FUL

**Town and Country Planning Act 1990
Consultation on Planning Permission**

114 High Street, Lincoln, Lincolnshire, LN5 7PY

Erection of a single storey rear extension following part demolition of existing building to facilitate the change of use of from retail (Use Class E) to 1 retail unit (Use Class E), 2 HMOs (Use Class C4) and 1 residential flat (Use Class C3). Erection of a 3-storey unit to rear containing 10 residential flats (Use Class C3).

Lincolnshire Police do not have any objections to this application

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+.

Ideally an 'air lock' style entrance should be included to ensure that unwanted (follow on access) is avoided contributing to the safety of students and authorised visitors.

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.

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

Utilities

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 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 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)

Consultee Comments for Planning Application 2021/0892/FUL

Application Summary

Application Number: 2021/0892/FUL

Address: 114 High Street Lincoln Lincolnshire LN5 7PY

Proposal: Erection of a single storey rear extension following part demolition of existing building to facilitate the change of use of from retail (Use Class E) to 1 retail unit (Use Class E), 2 HMOs (Use Class C4) and 1 residential flat (Use Class C3). Erection of a 3-storey unit to rear containing 10 residential flats (Use Class C3).

Case Officer: Tom Hobson

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

OBJECTION

We feel this is an overdevelopment of the site. The property is right for redevelopment and the proposal to renovate the property and convert the upper and rear part of the property to residential is acceptable. However, the number of residencies proposed is far to excessive for the site and the fact that the apartments are all for single or double occupancy with no allowance for young families (children) is wholly unacceptable. We further note that there is no mention of a restriction to rent the properties to students which would ask to be imposed. As to the new builds to the rear, they will be the only buildings in the street which are three story and hence out of keeping with the street scene, the buildings fill the whole site with no allowance for any open space and the number of bin spaces and bicycle storage is totally unacceptable. We accept the principle of returning many of the commercial buildings in the streets off High Street as appropriate to be converted into residential which will help to revive the area and bring a sense of community back but it has to be proportional and provide what is necessary for the people wishing to live in the area.

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: 2021/0892/FUL

Proposal: **Erection of a single storey rear extension following part demolition of existing building to facilitate the change of use of from retail (Use Class E) to 1 retail unit (Use Class E), 2 HMOs (Use Class C4) and 1 residential flat (Use Class C3). Erection of a 3-storey unit to rear containing 10 residential flats (Use Class C3)**

Location: **114 High Street, Lincoln, Lincolnshire, LN5 7PY**

With reference to the above application received 5 November 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)

The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore parking is not essential for this proposal. Further, the streets surrounding this application are subject to Traffic Regulation Orders, preventing any nuisance or unsafe car parking.

Refuse collection will be undertaken roadside from Gaunt Street, similar to the surrounding properties.

Cycle parking provision is proposed within the site. This should be secure and covered provision to enable its use by the future residents.

There will be no increase in impermeable area related to this development. 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.

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>

Highway Condition 12

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

Reason: To remove vehicular accesses within the highway which no longer serve their intended use and improve pedestrian accessibility.

Highway Condition 00

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

The Construction Management Plan and Method Statement shall include;

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development; and
- wheel washing facilities.

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

Reason: To ensure that the permitted development is adequately managed during the construction phase in the interests of highway safety and local amenity.

Case Officer:

Date: 24 November 2021

Becky Melhuish

for Warren Peppard

Head of Development Management

Mr K Manning
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
LN1 1DD

Direct Dial: 0121 625 6870

Our ref: P01445753

25 November 2021

Dear Mr Manning,

T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990

114 HIGH STREET, LINCOLN, LINCOLNSHIRE, LN5 7PY
Application No. 2021/0892/FUL

Thank you for your letter of 5 November 2021 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Significance

The Romanesque arch at 114 High Street is listed grade II* which means that it is one of the 8% of listed buildings/structures which are of more than special architectural and historic interest. It dates from c.1150 and forms part of a remarkable collection of Romanesque domestic architecture in Lincoln, including the scheduled and grade I listed St Mary's Guildhall opposite 114 High Street.

114 High Street also lies within the St Peter at Gowts conservation area and within the setting of St Mary's Guildhall. The central element of the character and appearance of the conservation area is High Street itself and the historic buildings on High Street, including important medieval and post-medieval survivals through to 19th and early 20th century buildings. The townscape at this part of High Street consists of mainly two and three storey buildings fronting on to High Street, with yards and buildings of smaller scale to the rear. The adjacent 107-113 High Street is also listed grade II.

The application incorrectly states that the site is not in a conservation area.

Impact of the proposed scheme

The proposed scheme is for proposed change of use of 114 High Street, internal and external alterations, demolition of a rear extension and the construction of a new 2 and a half storey building with new residential units at the rear. The application does not address how the proposed scheme would affect the significance of the Romanesque



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any

arch, even though it appears that demolition of the adjacent structure to the rear is proposed and a new wall adjoining the arch would be constructed.

We advise that without further information it is not possible to understand the impact on the significance of the grade II* Romanesque arch, the setting and significance of St Mary's Guildhall, St Peter at Gowt's conservation area, or 107-113 High Street.

Legislation, policy and guidance

As you are aware, the statutory requirement to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (s. 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990) must be taken into account by the local authority in determining this planning application. The statutory requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the St Peter at Gowt's conservation area (s.72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990) must also be taken into account by your authority in determining these planning applications.

Our advice also reflects policy and guidance provided in the National Planning Policy Framework (NPPF), the NPPF Planning Practice Guidance and in good practice advice notes produced by Historic England on behalf of the Historic Environment Forum including *Managing Significance in Decision-Taking in the Historic Environment* and *The Setting of Heritage Assets*.

As you are aware, paragraph 194 of the NPPF advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 195 goes on to say that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The NPPF is clear in the requirement to take account of the desirability of sustaining and enhancing the significance of heritage assets (paragraph 197, NPPF). The NPPF goes on to say that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its conservation, (paragraph 199, NPPF). Any harm or loss to significance '*should require clear and convincing justification*' (paragraph 200, NPPF).

Position

We advise that an assessment of the significance of the heritage assets affected

(including the Romanesque arch, St Peter at Gowt's conservation area, St Mary's Guildhall and 107-113 High Street) is sought together with an assessment of the impact of the proposed scheme on the significance of the heritage assets affected. The additional information should address in particular any proposed alterations to, or in the vicinity of, of the Romanesque arch, and how the proposed scheme would appear in views from High Street. We advise that the application should not be determined until this information is provided. I would be grateful if you would consult Historic England again when the information is received.

Recommendation

Historic England has concerns regarding the application on heritage grounds. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

David Walsh

David Walsh
Principal Inspector of Historic Buildings and Areas
E-mail: david.walsh@HistoricEngland.org.uk

cc: Sarah Harrison, City of Lincoln Council

Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 07929 786955 or email planningliaison@anglianwater.co.uk.

AW Site Reference:	182398/1/0135449
Local Planning Authority:	Lincoln District (B)
Site:	114 High Street Lincoln Lincolnshire LN5 7PY
Proposal:	Erection of a single storey rear extension following part demolition of existing building to facilitate the change of use of from retail (Use Class E) to 1 retail unit (Use Class E), 2 HMOs (Use Class C4) and 1 residential flat (Use Class C3). Erecti
Planning application:	2021/0892/FUL

Prepared by: Pre-Development Team

Date: 24 November 2021

ASSETS

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

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

Section 3 - Used Water Network

This response has been based on the following submitted documents: Application Form Development will lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. (a full assessment cannot be made due to lack of information, the applicant has not identified a discharge rate or connection point) We therefore request a condition requiring phasing plan and/or on-site drainage strategy (1) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) **INFORMATIVE** - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) **INFORMATIVE** - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) **INFORMATIVE**: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

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

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. We request that the agreed strategy is reflected in the planning approval

Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Used Water Sewerage Network (Section 3)

We have no objection subject to the following condition: Condition Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme. Reason To prevent environmental and amenity problems arising from flooding

Surface Water Disposal (Section 4)

CONDITION No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority. **REASON** To prevent environmental and amenity problems arising from flooding.

FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Foul water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
 - Development size
 - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
 - Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)

Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
 - Development hectare size
 - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -<http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation> . For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
 - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)

Comments for Planning Application 2021/0892/FUL

Application Summary

Application Number: 2021/0892/FUL

Address: 114 High Street Lincoln Lincolnshire LN5 7PY

Proposal: Erection of a single storey rear extension following part demolition of existing building to facilitate the change of use of from retail (Use Class E) to 1 retail unit (Use Class E), 2 HMOs (Use Class C4) and 1 residential flat (Use Class C3). Erection of a 3-storey unit to rear containing 10 residential flats (Use Class C3).

Case Officer: Tom Hobson

Customer Details

Name: Not Available

Address: 111A High Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It appears the development will overlook our property.

Comments for Planning Application 2021/0892/FUL

Application Summary

Application Number: 2021/0892/FUL

Address: 114 High Street Lincoln Lincolnshire LN5 7PY

Proposal: Erection of a single storey rear extension following part demolition of existing building to facilitate the change of use of from retail (Use Class E) to 1 retail unit (Use Class E), 2 HMOs (Use Class C4) and 1 residential flat (Use Class C3). Erection of a 3-storey unit to rear containing 10 residential flats (Use Class C3).

Case Officer: Tom Hobson

Customer Details

Name: Miss Zoe Kestell

Address: 8 Gaunt Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new build will look over our garden and also block the view from the upstairs window.

Comments for Planning Application 2021/0892/FUL

Application Summary

Application Number: 2021/0892/FUL

Address: 114 High Street Lincoln Lincolnshire LN5 7PY

Proposal: Erection of a single storey rear extension following part demolition of existing building to facilitate the change of use of from retail (Use Class E) to 1 retail unit (Use Class E), 2 HMOs (Use Class C4) and 1 residential flat (Use Class C3). Erection of a 3-storey unit to rear containing 10 residential flats (Use Class C3).

Case Officer: Tom Hobson

Customer Details

Name: Miss Zoe Kestell

Address: 8 Gaunt Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will also block the view and light to the front bay window / living room.

Comments for Planning Application 2021/0892/FUL

Application Summary

Application Number: 2021/0892/FUL

Address: 114 High Street Lincoln Lincolnshire LN5 7PY

Proposal: Erection of a single storey rear extension following part demolition of existing building to facilitate the change of use of from retail (Use Class E) to 1 retail unit (Use Class E), 2 HMOs (Use Class C4) and 1 residential flat (Use Class C3). Erection of a 3-storey unit to rear containing 10 residential flats (Use Class C3).

Case Officer: Tom Hobson

Customer Details

Name: Mrs Kate Leeson

Address: 8 Gaunt Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:


Comment: As the owner of 8 Gaunt Street and landlord to our long-standing tenants I have serious concerns over the suitability of a development this size in this location, I have outlined my reasons below:

- The access to these new residential units will be via a narrow, winding, one-way street which presents a safety issue for local residents
- Car parking within this locality is already at a premium, there is simply not enough on-street parking to accommodate any additional users
- As the owner of the property directly next to this development I have serious concerns over the impact of privacy to 8 Gaunt. With windows overlooking our property this will also directly cause light pollution into our property. Whilst the sheer size of the property will certainly negatively impact our properties right to natural light.
- Not to mention the serious impact a development this close to our property will have on noise pollution, air quality and simply quality of life for a young family living next door.
- The external wall of our property has previously had to be repaired (at our expense) when a delivery lorry (Bang & Olufsen) damaged the corner pillar and wall. I need reassurance that no damage will be incurred during the construction of this build. Also that no ongoing and future long-term damage will be incurred to our property as a result of developing so very close to our boundary (our properties wall), including but not limited to the impact of ground disturbance, service connections, subsidence.
- This will almost certainly negatively impact our properties value, a property which has stood there for over 100 years. With substantially more features and appeal than this proposed development.

Thank you for taking my comments into consideration, I would certainly welcome to re-assurances.

As I seem unable to speak to
you I have typed a few of my
objections down but I would
like a meeting please.
Thanks Jilly Lucas

BLAKE AND CO LTD
110 HIGH STREET
LINCOLN
LN5 7PY
17TH November 2021



Ref Town and Country Planning

114 High Street Lincoln

Dear Sir /Madam

**Going back to 2017/18 we made alterations to a derelict Barn at the back of
111 High Street Lincoln LN5 7PY**

**We were made to jump through hoops by the conservation lady and if you
look at the details we were not allowed to alter the building but just add
windows and re roof the one story level we were not allowed to build any
higher than the original building**

**Looking at the plans for the new build at 114 the High Street it looks to have
increased on part of the building its height ??????**

**We had to put opaque glass in our windows above the first level so as not to be
able to over look the adjoin gardens I assume this will apply to the new build
as they are going to be looking onto our gardens.**

**The placement of the bins for 10 properties single occupancy and the 2
multiple occupancy is against the wall of 111A High Street and the odor from
these bins will be smelt when sitting in the garden**

**I have reservations as to parking we are not able to obtain parking permits as
we live on the High Street so I can only assume the same will apply to 114
High Street so where are they going to park there vehicles as we have been
informed as from January 2022 all the surrounding street are to be permit
holders only**

**My thoughts are we have enough flats in Lincoln you only need to look on
Tritton Road I know most of them are for students but do we have a shortage
of 1 bedroom flats in Lincoln are they to be sold or just rented out by the
owners of the build do they have to come under affordable housing or does
this not apply to flats**

I personally think the building is part of the High Street heritage and walking down the High Street so much has changed in the last 10 years should be pulling down more of our heritage

I do oppose the re structing of 114 High Street

Yours truly,

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

Blake and Co

Blake and Co Accountants 111 High Street Lincoln LN5 7PY

This page is intentionally blank.

Application Number:	2022/0221/RG3
Site Address:	Greyfriars Museum , Broadgate, Lincoln
Target Date:	1st July 2022
Agent Name:	Player Roberts Bell Architects Ltd
Applicant Name:	Phil Quiggin
Proposal:	Internal and external works to facilitate change of use of 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.

Background - Site Location and Description

The application proposes internal and external works to facilitate change of use of 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. The application property is Greyfriars Museum, which is of national significance, one of the earliest Franciscan precincts within the UK. The property is both Grade I listed and Scheduled Monument. The application site lies on the southern edge of Lincoln, within the Cathedral and City Centre Conservation Area No. 1 within the setting of St Swithin's Church, listed II*, Public Library, grade II, St Swithin's Vestry, grade II and the Former Drill Hall and Adjoining House, grade II.

Research into the building suggests that Greyfriars dates to the 13th century and as such is one of the oldest surviving Franciscan friary buildings in Europe and the oldest in England. It is suggested by the historical research that while Greyfriars was part of a larger precinct it may have originally performed as a church with the stone vaulted first floor inserted in the latter part of the 13th century. It is considered to have become the friary infirmary and post-reformation was successively a private house, school, wool factory, mechanics institute and most recently the City Museum. As expected, several alterations and additions to the building and fabric have been carried out at various times to better accommodate these uses. Greyfriars is of national and international importance and is of exceptional historic and architectural interest derived from the medieval structure and original and subsequent uses.

When a building is both listed and scheduled, Scheduled Monument Consent takes precedence and consequently this element of consent has been dealt with by Historic England on behalf of the Secretary of State. Scheduled Monument Consent was granted conditionally on 4th May 2022. An application for Listed Building Consent is therefore not required.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 14th June 2022.

Policies Referred to

- National Planning Policy Framework
- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity

Issues

To assess the proposal with regard 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

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
Environmental Health	Comments Received
Principal Conservation Officer	Comments Received
Historic England	Comments Received

Public Consultation Responses

No responses received.

Consideration

The National Planning Policy Framework (NPPF) sets out planning policy guidance at the

national level, the document was revised in July 2021. In relation to creating well-designed places, paragraph 127 of the NPPF states that planning decisions should ensure that developments:

1. 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;
2. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
3. 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);
4. 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;
5. optimize 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
6. 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.

Policy 25 and 26 are relevant LP25 of the CLLP and states that;

"Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

Permission to change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Permission that results in substantial harm to or loss of a Listed Building will only be granted in exceptional or, for grade I and II* Listed Buildings, wholly exceptional circumstances.

Development proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building."

With regard to Conservation Areas, LP25 states "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."

Policy LP26 Design and Amenity is also relevant stating "All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all."

With regard to policies LP25, LP26 and LP29, the design proposal has been developed pre application with input from both Officers and Historic England.

Acceptability of the Use

The proposed development is to create a new sustainable and viable multi-use venue that includes a café, a flexible event space. The building has been a vacant building since 2004 and is included on the national Heritage at Risk register due to its ongoing deterioration of fabric which has included falls of stonework and water ingress through the roof.

The site falls within the City of Lincoln Mixed Use Area (Policy LP33) but is just outside of the Primary Shopping Area. All of the proposed uses are supported in principle. The development would be subject to further criteria:

- o The development not detracting from the vitality and viability of the Primary Shopping Area;
- o The development not resulting in the area in which it is located losing its mixed use character;
- o The development not harming the local environment or the amenities which occupiers of nearby properties may reasonably expect to enjoy, such as causing unacceptable levels of disturbance, noise, smell, fumes, dust, grit or other pollution, or reducing daylight, outlook or privacy to an unacceptable degree;
- o The development not resulting in levels of traffic or on-street parking which would cause either road safety or amenity problems

The new uses will also encourage sustainability, funding the upkeep of the Greyfriars and therefore, ensure its maintenance into the future.

Visual Amenity and Character and Appearance of the Conservation Area

The Heritage Statement states: 'In essence the proposals will seek to;

- o Retain as much as practicable of the existing historic fabric without compromising future use.
- o Replace existing modern features such as modern windows/doors with sensitive and appropriate conservation joinery. Repairs to existing leaded light windows to allow for re-use.
- o Where fabric is lost to replace it with appropriately designed new work.
- o New development should have a contextual relevance to the site and the setting of the existing fabric, such that it can be seen as a good 'fit' rather than simply contemporary. It should have regard for mass and scale of existing buildings.
- o Sustainability should be a key driver in the design of any development
- o Prioritise those areas of the building most at risk for the early stages of work.'

The interventions required to achieve the new uses as these are as follows:

- o Removal of 2 storey Victorian extension, modern 'modesty wall' and replacement building
- o Reinstatement of historic door access to west gable
- o Reinstatement of northeast door on first floor and new external stair
- o Flues and Air Source Heat Pumps
- o General repairs

The programme of works included in the proposal are very timely, with the derelict building exhibiting an acceleration of decay including water ingress, falling tiles and falling

stonework. An element of demolition is required to facilitate this proposal, which is a poorly executed later Victorian addition to the building it is considered that its removal will not be detrimental to the visual amenity of the area. The contemporary architectural additions to facilitate the new uses also resolve existing poor-quality elements and are a thoughtful and positive addition to the ongoing evolution of the building. The new uses will reinvigorate this important building with minimal harm. These less than substantial levels of harm are outweighed by the myriad public benefits identified in this report. The aesthetic improvements to the appearance of the building will not only enhance the significance of Greyfriars, but also the significance of the adjacent listed buildings by improving their setting, and the character and appearance of the conservation area in accordance with policy LP25 of the CLLP.

Following consultation with the Principal Conservation Officer a number of conditions have been requested relating to the finer details of the alterations, these are listed at the end of the report and recommended should members be minded to approve the application.

Historic England have commented 'The proposed development has been subject to a process of pre-application discussion with Historic England, and we believe now accommodates the needs of viable reuse whilst minimising impacts upon its significance. There is loss to the early later phases of the building's history and there is some harm more broadly through the introduction of (reversible) internal structures and services. As a result of high quality design and detailing these impacts are at a lower level of less than substantial harm, and appear directly necessary to deliver access and uses to the building (without loss to medieval fabric), as such we believe these impacts are justifiable in terms of public heritage benefits and can be weighted positively by the authority as set out in the National Planning Policy Framework.'

To align with the Scheduled Monument Consent archaeology conditions are recommended should members be minded to approve the application.

Implications of the Proposals upon Local Amenity

The proposed change of use must not harm the amenities which occupiers of nearby properties may reasonably expect to enjoy. Should the cafe use be approved commercial kitchen extract systems can cause disturbance when located close to other sensitive development due to both emissions of odour and noise. The fume extraction system details have been submitted in support of the application and the Pollution Control has raised no objections. The proposal would not cause harm to the local environment or the amenities which neighbouring occupiers may reasonably expect to enjoy, in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

Highways

The Highways Authority have commented that 'This site is in a highly sustainable location within the city centre, with good pedestrian and public transport links. There are car parks and restricted on-street parking in close proximity to the site for those with limited mobility.' No objections are raised by the Highway Authority but due to the central and sensitive nature of the site location, they have requested a Construction Management Plan be submitted prior to commencement to consider the methodology of construction in relation to its impact on the public highway. A condition requiring the submission of a Construction Management Plan is therefore recommended should members be minded to approve the application.

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

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposal is 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 affects 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'.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally

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

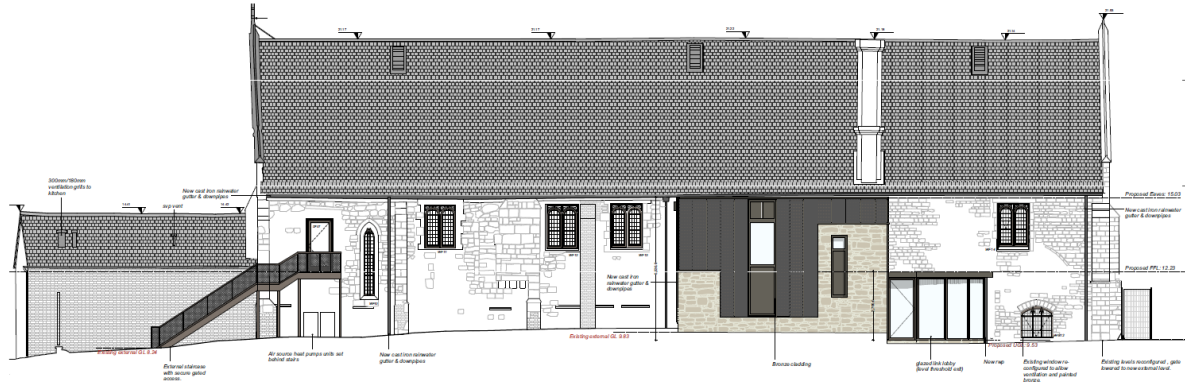
This page is intentionally blank.

20222/0221/RG3 - Greyfriars Museum, Broadgate, Lincoln, LN2 1HQ

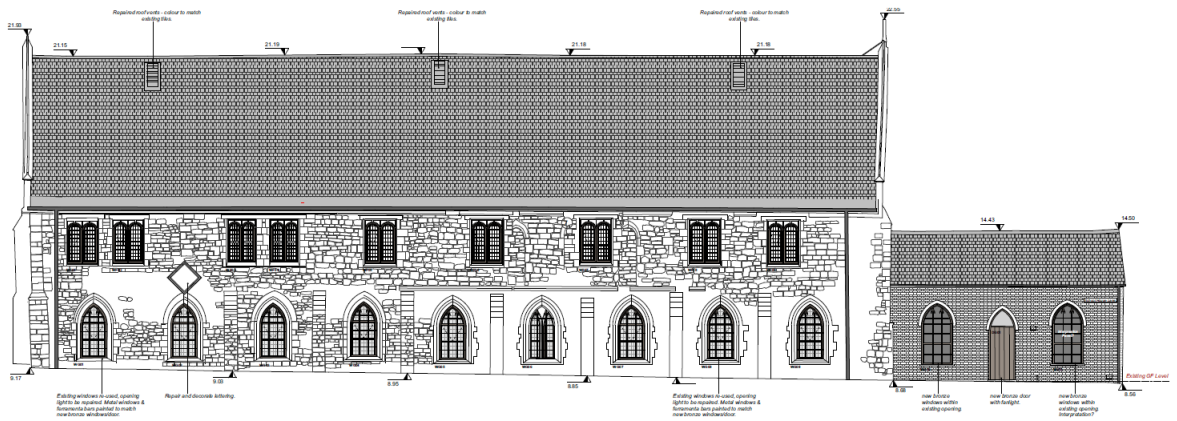
Site Plan



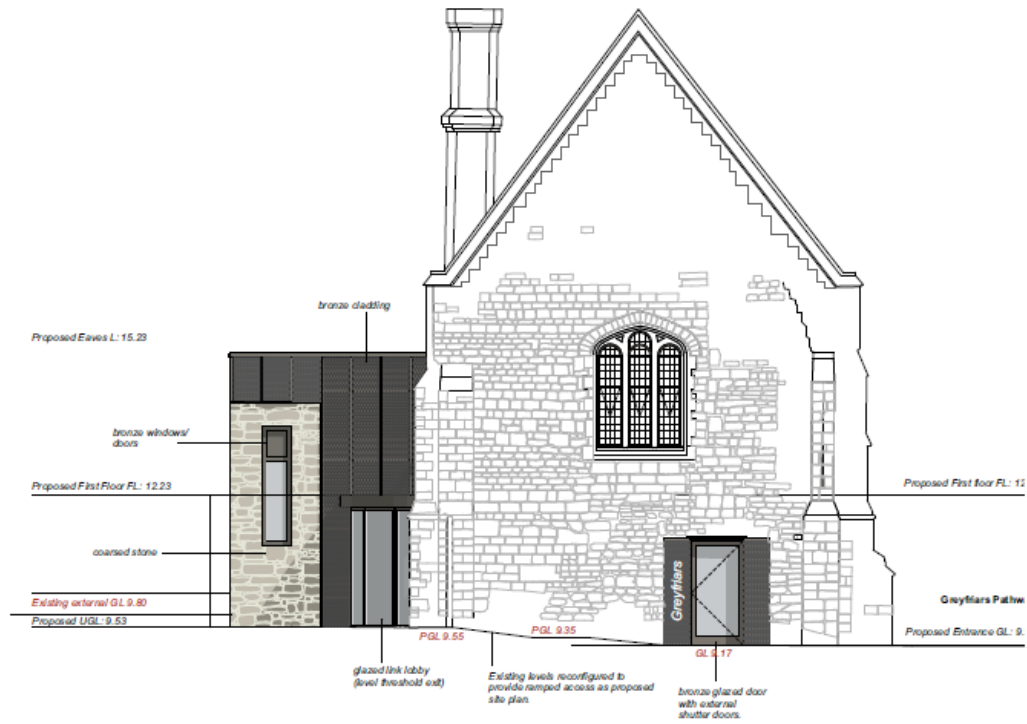
Proposed Elevations



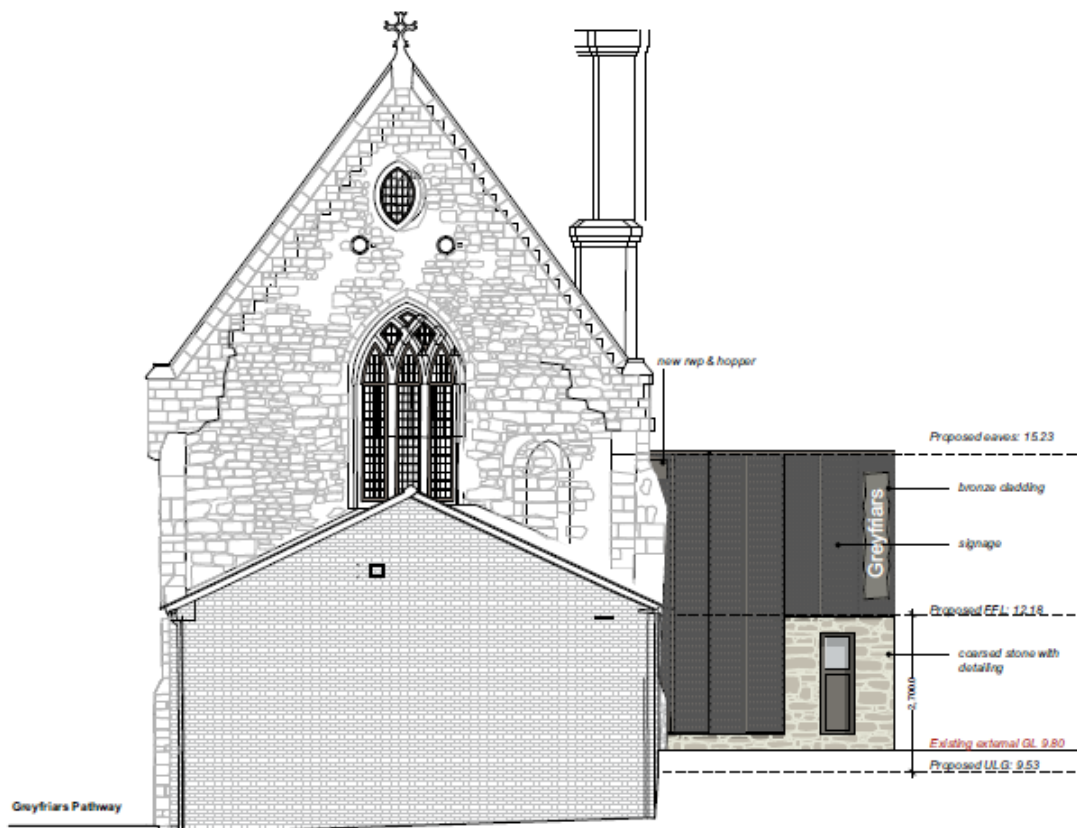
North Elevation



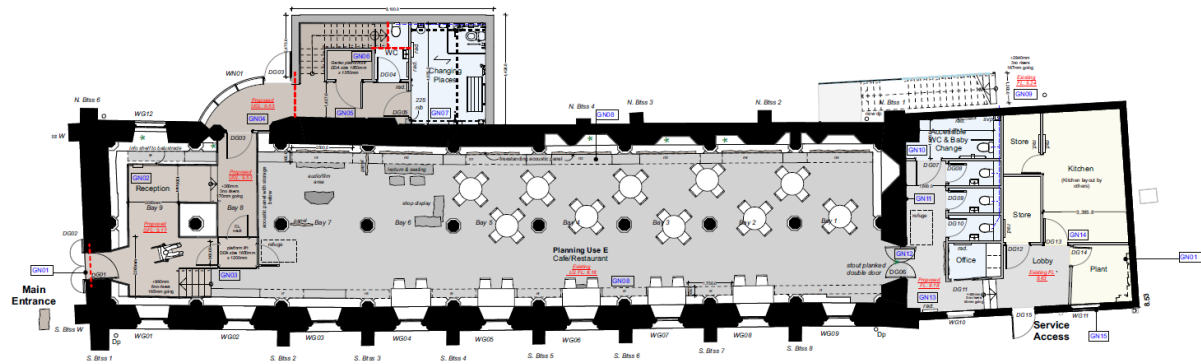
South Elevation



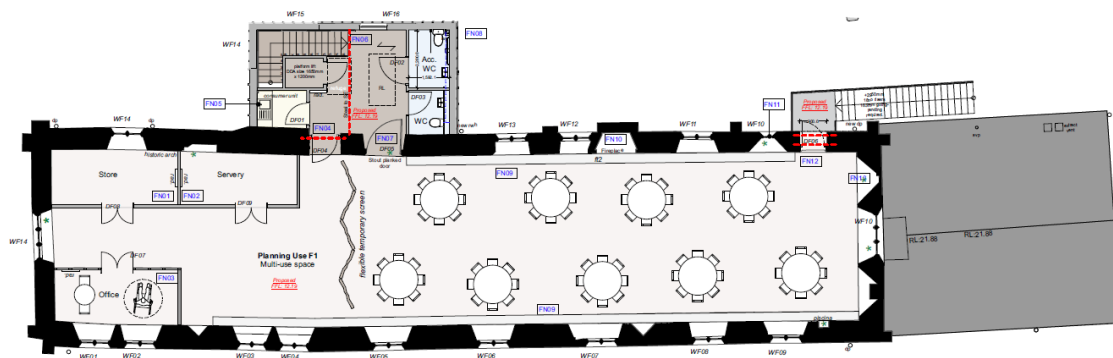
East Elevation



West Elevation



Proposed ground floor layout



Proposed first floor layout



Sketch View - North Elevation



Sketch View - West Elevation

Photographs







**Consultation Responses – 2022/0221/RG3 - Greyfriars Museum, Broadgate,
Lincoln, LN2 1HQ**

**Consultee Comments for Planning Application
2022/0221/RG3**

Application Summary

Application Number: 2022/0221/RG3

Address: Greyfriars Museum Broadgate Lincoln Lincolnshire LN2 1HQ

Proposal: Internal and external works to facilitate change of use of 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.

Case Officer: Gemma Till

Consultee Details

Name: Mr Ian Wicks

Address: Directorate Of Development And Environmental Services, City Hall, Beaumont Fee
Lincoln, Lincolnshire LN1 1DF

Email: Not Available

On Behalf Of: Environmental Health

Comments

I confirm that I have no objections to this application.



Historic England

Sir/Madam - Development Team
City of Lincoln Council
Development Team

Direct Dial: 0121 625 6888

Our ref: P01482113
27 April 2022

Dear Ms Till

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**GREYFRIARS MUSEUM, BROADGATE, LINCOLN, LINCOLNSHIRE, LN2 1HQ
Application No. 2022/0221/RG3**

Thank you for your letter of 7 April 2022 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Lincoln Greyfriars is a building of exceptional historic and architectural interest and one of national archaeological importance, as reflected in its designation both as a Grade I Listed Building and Scheduled Monument. As one of the earliest surviving Franciscan structures this is also a building of importance at an international level. Since the closure of the museum its condition has deteriorated and it has been inaccessible to the public, we are keen to see the building repaired and brought back into use, hence we welcome the work of Lincoln City Council and Heritage Trust for Lincolnshire in bringing forwards this scheme.

The proposed development has been subject to a process of pre-application discussion with Historic England and we believe now accommodates the needs of viable reuse whilst minimising impacts upon its significance. There is loss to the early later phases of the building's history and there is some harm more broadly through the introduction of (reversible) internal structures and services. As a result of high quality design and detailing these impacts are at a lower level of less than substantial harm, and appear directly necessary to deliver access and uses to the building (without loss to medieval fabric), as such we believe these impacts are justifiable in terms of public heritage benefits and can be weighted positively by the authority as set out in the National Planning Policy Framework.

Any below ground remains associated with the monastic complex will contribute directly to the significance of the designated asset and if substantive are likely to be of demonstrably equivalent importance to the scheduled monument in their own right,



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



Historic England

hence the adaptive detailing of all ground works under an approved archaeological written scheme of investigation will be essential. We refer you to the advice of the City Archaeologist and Conservation officer as regards appropriate planning conditions. We are minded to advise the Secretary of State that Scheduled Monument Consent be Granted with appropriate conditions to control the quality of works and to ensure archaeological impacts are addressed both through adaptive detailing of works and recording and reporting. We anticipate a single archaeological written scheme of investigation could be required under both regimes by condition.

We note the parallel consultation on Listed Building Consent reference 2022/0236/LBC, we believe that application to be superfluous on the basis of the exclusion in the 1990 Planning (Listed Buildings and Conservation Areas) Act Section 61. That exclusion rests on the building being a scheduled monument, hence the whole scheme needs Scheduled Monument Consent and Planning Permission but not Listed Building Consent.

Recommendation

Historic England supports the application on heritage grounds.

We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 194, 195, 19, 200 and 202.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Tim Allen

Tim Allen

Team Leader (Development Advice)

E-mail: tim.allen@HistoricEngland.org.uk



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.

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

To: Lincoln City Council

Application Ref: 2022/0221/RG3

Proposal: Internal and external works to facilitate change of use of 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 Rr-roofing and external works to address level changes

Location: Greyfriars Museum, Broadgate, Lincoln, Lincolnshire, LN2 1HQ

With reference to the above application received 7 April 2022

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)

This site is in a highly sustainable location within the city centre, with good pedestrian and public transport links. There are car parks and restricted on-street parking in close proximity to the site for those with limited mobility.

Due to the central and sensitive nature of the site location, we request a Construction Management Plan be submitted prior to commencement to consider the methodology of construction in relation to its impact on the public highway.

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.

Highway Condition 00

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

The Construction Management Plan and Method Statement shall include;

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

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

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

Highway 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>

Case Officer:

Date: 4 May 2022

Becky Melhuish

for Warren Peppard

Head of Development Management

This page is intentionally blank.

Application Number:	2020/0310/FUL
Site Address:	2 Cottesford Place, Lincoln, Lincolnshire
Target Date:	30th June 2022
Agent Name:	SRA Architecture Ltd
Applicant Name:	Mr P Pearson
Proposal:	Demolition of existing dwellinghouse and erection of replacement dwellinghouse. (Revised plans).

Background - Site Location and Description

The application property is 2 Cottesford Place, a 1960s detached two storey dwelling with a flat roof garage sitting to the side, which also projects forward of the property. The site is accessed via a shared driveway from James Street to the east, which is a single width no through road from Eastgate. The site also has the benefit of a private footpath which provides access to Bailgate from the south west corner of the site.

The application site is accessed via a shared driveway from James Street. This driveway also serves 1 and 3 Cottesford Place, which are respectively located to the east and south of the site. To the north east is 4 Cottesford Place, which is accessed directly from James Street. To the north of the site are the grounds of the Bailgate Methodist Church and Bailgate Pre-School. To the west are the rear boundaries of properties on Bailgate. The site is located within the Cathedral and City Centre Conservation Area and sits on the Lincoln Roman Colonia (Lindum) Scheduled Monument.

The proposed two storey, four bedroom detached dwelling would replace the existing property, which is of little architectural merit. There is an existing garden store to the north west of the site, constructed with limestone and a clay pantile roof, which will be retained as part of the proposals. The existing access arrangement would be retained and the currently overgrown pedestrian access to Bailgate would be reinstated.

The proposals have been revised during the process of the application following extensive discussions between the agent, officers and the Principal Conservation Officer, which will be detailed later within the report. All neighbours and statutory consultees have been re-consulted on the revised plans. No objections were received from neighbouring properties to the original proposal, although following the re-consultation, objections been received from the occupants of 58, 59, 60, 61, 62, 63, 64, 65, 66, 67 and 71 Bailgate. The objections have been made in relation to various issues, which will each be addressed within the relevant sections of the report.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 19th August 2020 and 9th February 2022.

Policies Referred to

- 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

Issues

- 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

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
Historic England	Comments Received

Public Consultation Responses

Name	Address
Elisabeth Marsland	64 Bailgate Lincoln Lincolnshire LN1 3AR
Caroline Phillips	67 Bailgate Lincoln Lincolnshire LN1 3AR
Maria And Julian Hobden	62 Bailgate Lincoln Lincolnshire LN1 3AR
Angela Burrows	71 Bailgate Lincoln Lincolnshire LN1 3AR
Elizabeth Cooper	65 Bailgate Lincoln Lincolnshire LN1 3AR
Mr Douglas Macmillan	63 Bailgate Lincoln Lincolnshire LN1 3AR
Mrs Janet Wallis	58 Bailgate Lincoln Lincolnshire LN1 3AR
Mrs Claire Bushell	60 Bailgate Lincoln Lincolnshire LN1 3AR
Dr Helen Bushell-Thornalley	59 Bailgate Lincoln Lincolnshire LN1 3AR
Mrs Claire Bushell	61 Bailgate Lincoln Lincolnshire LN1 3AR

Mrs Andrea Root	66 Bailgate Lincoln LN1 3AR
-----------------	-----------------------------------

Consideration

Principle of Use

Central Lincolnshire Local Plan (CLLP) Policy LP2 advises that the Lincoln Urban Area will be the principal focus for development in Central Lincolnshire, including housing. CLLP Policy LP1 states that there should be a presumption in favour of sustainable development and planning applications that accord with the policies in the local plan will be approved without delay. This presumption in favour of sustainable development reflects the key aim of the National Planning Policy Framework (NPPF).

The principle of residential development on the site is already established, as the proposal replaces an existing dwelling, but would also be supported by these policies. Accordingly, there is no objection to the application in this respect.

Visual Amenity, Character and Appearance of the Conservation Area and Listed Buildings

The existing property sits in an east west alignment on the site, facing south towards 3 Cottesford Place with the side gables facing towards 1 Cottesford Place to the east and the rear of Bailgate properties to the west. The proposed dwelling would sit in a similar position to the existing, although would sit at an angle on the site facing to the south east, towards the shared driveway. The existing property measures approximately 13m wide x 7.8m deep incorporating an off-shoot to the rear with the garage projecting to the front.

The proposed dwelling would have larger footprint than the existing, measuring approximately 19m wide x 9m deep, which includes a lower section to the east. The proposal is also taller than the existing, with the eaves height increasing from 5m to 6.5m and the ridge from 7.3m to 8.8m. A site plan has been submitted which indicates the footprint of the existing dwelling compared to the footprint of the proposal. Site sections have also been submitted which clearly illustrate the position and height of the proposal in relation to neighbouring properties.

Objections from the properties on Bailgate consider that the proposal is out of scale and proportion, is dominant in comparison to nearby properties, it over-develops the site, adversely effects the conservation area, the design is totally out of keeping and it does not reflect the aesthetics of James Street or Bailgate.

While the proposed dwelling clearly has a larger footprint than the existing, relatively modest 1960s dwelling, officers consider that the site is of a sufficient size to comfortably accommodate the proposal along with the associated garden land and parking. The site is read in the context of James Steet and Cottesford Place, which is characterised by large dwellings, ranging in scale, that are set within gardens. The overall ridge height is increased by 1.5m, from 6.5m to 8.8m, however, this is comparable to the 8.2m ridge height of the neighbouring 1 Cottesford Place. On the basis of this and the site sections officers are satisfied that the height and scale of the proposal would be appropriate to the context. Land levels and finished floor levels will be conditioned to ensure that the height of the proposal as built is as per the proposed plans.

The City Council's Principal Conservation Officer is also satisfied that the scale of the property is acceptable. She notes that the rear of the Bailgate properties that look towards the application site and their setting contrasts to the residential character of James Street in that they have a tighter urban grain and townscape character. The proposal is commensurate with the prevailing grain on James Street and Cottesford Place of large and high status properties.

In terms of the design of the dwelling, this has changed significantly from the initial proposal, which can be seen within the committee report. The proposal would have been constructed in stone adopting a modern design approach incorporating traditional elements, similar to those employed at another modern property on James Street. The Principal Conservation Officer advised that, on James Street, several new properties have been constructed within the last couple of decades. A number have followed a 'modern interpretation' approach, employing fairly traditional forms and materials but also introducing a contemporary approach to fenestration. It is considered that this particular design has reached a point whereby anymore in this type of style would create a critical mass which would start to dominate James Street stylistically. The resultant homogenous appearance would have created a standardised approach to the built context, which would be harmful to the character and appearance of the conservation area. It was therefore considered that the replica design initially proposed was not appropriate.

The final, revised proposal is the result of extensive discussions. The Principal Conservation Officer states that the design approach looks to celebrate the 18th century architectural style predominate in the historic built context of James Street. This classical architecture has proven popular since the ancient period through to neoclassicism and up to the present day. This is largely a consequence of the pleasing aesthetic created by the 'golden ratio' geometry, symmetrical compositions and mass to void ratios which achieves high levels of natural light in the rooms. What is essential in revisiting established architectural styles is that it is done well, and the essential principles of scale, proportion and materials are understood and employed appropriately.

The proposed property would be constructed with red brick, measuring 50mm deep as opposed to the standard 65mm. The two storey principal frontage would be symmetrical with a central porch. The porch would be constructed with natural stone, with natural stone also utilised for the window surrounds, quoins, plinth, platband and cornice. An 'annex' is located to the side, east where the stone detailing is not continued other than on the window surrounds. This helps to identify this part of the building as a subservient element. Windows will be six over six timber sliding sashes. Details and section of the windows, stonework, chimneys and rainwater goods have been provided to ensure that these important details are appropriate and will be successfully executed. Samples of all external materials will be required as a condition on any consent.

Officers and the Principal Conservation Officers are satisfied with the final design. It is considered that the proposal has satisfied the requirements to achieve a successful iteration of the architectural style, sympathetic to the character and appearance of James Street. Given the appropriate architectural design and detailing, palette of material and overall scale it is considered that the proposal will sympathetically complement the local architectural style and character, in accordance with CLLP Policy LP26 and paragraph 130 of the NPPF. It is also considered that the proposal would preserve and enhance the character and appearance of the conservation area, in accordance with CLLP Policy LP25.

The existing boundaries walls to the north and west and the fence to the east are to be retained. Two new walls within the site are proposed to separate the driveway from the applicant's garden. These are proposed to be constructed with brick and stone cappings. There is no objection to this, subject to a condition to confirm the final design, or to the proposed 2.1m and 1.2m high fences to the south boundary with 3 Cottesford Place.

The objectors from Bailgate have also raised concern regarding the impact of the proposal on nearby listed buildings. Listed buildings in the vicinity include the grade II listed Railings and Gateway at 17 James Street leading to the grade II listed former Stable Range and Burghersh Chantry. To the north of the site the Close Wall adjoining 4, 10 and 12 James Street is grade II listed, as are 4 and 5 James Street. Buildings along Bailgate back onto the site and include three rows of properties, with 58-63 and 69, 71, 72, 73, 74 and 75 being grade II listed.

The Principal Conservation Officer considers that there will be a limited visual impact on the properties along James Street. However, where views are available, and in terms of the experience of James Street as a locality of high-quality traditional buildings set within gardens, the proposal will preserve this setting and therefore their significance. The properties along Bailgate post-date many of the properties on James Street, and historically the rear of Bailgate has looked over to the gardens and larger properties on James Street. In this way, the replacement of the existing property with a more appropriate and sensitive replacement will preserve and enhance their setting and their significance as an intersection between two very different parts of the historic townscape. In this respect officers are satisfied that there would be no impact on the setting of the nearby listed buildings, in accordance with the requirements of CLLP Policy LP25.

Residential Amenity

The existing two storey property faces south, with the side elevation sitting 9.4m from the side, east boundary with 1 Cottesford Place. The boundary is defined by a 1.8m high close boarded fence. The separation between the two properties is over 13.7m. The orientation of the proposed dwelling will face south east, towards the shared driveway. The front corner of the proposal would be located 4.3m from the boundary and 8.7m from the blank side elevation of 1 Cottesford Place. These separation distances increases towards the rear of the proposal by 2.8m as it angles away from the boundary. No objections have been received from the occupants of this property.

While the proposal has a closer relationship than the existing, and measures 1.5m taller, it is worth noting that the closest section of the proposal steps down from the main dwelling, sitting 0.5m lower. It is not considered that the proposal would appear unduly overbearing, and any potential impact would be to a large degree be mitigated by a mature Beech tree which sits in between the proposal and the boundary. A degree of loss of light would be experienced in the early to mid-afternoon, however, the existing tree already has a similar impact. The proposed facing gable is blank at first floor and any overlooking from the first floor windows within the front elevation, the living room being the closest, would be at an oblique angle and across the neighbour's driveway. Officers are therefore satisfied that there would not be an undue impact on the occupants of this neighbouring property.

The boundary with 3 Cottesford Place to the south is defined by a 1.2m high fence with a hedge containing several large trees and shrubs adjacent, within the applicant's garden. The hedge is proposed to be removed due to its proximity to the neighbouring dwelling and the existing fence will be replaced with 2.1m high fence, with a lower 1.2m high fence adjacent

to the driveway. The front elevation of the existing dwelling faces towards the south boundary and, as outlined above, the orientation of the proposed dwelling will be altered to face towards the south east. The separation of existing property to the boundary is 12m, and this will change to between 7.2m and 14.7m. The two storey side elevation of 3 Cottesford Place sits 4.5m from the boundary, which incorporates a first floor window, with a single storey element in between this and boundary. There has been no objections from the occupants of this property.

The removal of the hedge, which does not require any form of consent, would change the relationship between the existing property and 3 Cottesford Place. However, and similarly to the previous consideration, while the proposed dwelling is larger than the existing and has a closer relationship, officers are satisfied that the separation distances are sufficient to ensure that there would not be an unduly harmful overbearing impact on the occupants of this neighbouring property. There would be no issues of loss light given the application site's orientation to the north.

The existing hedge mitigates any overlooking between the first floor windows within the existing property and the first floor window within the side elevation of 3 Cottesford Place. The removal of the hedge would open up the boundary, and if undertaken at present, would allow for direct overlooking. The position of the proposed dwelling, facing south east, would mean that the proposed first floor windows are angled away from the neighbouring boundary. Therefore, while the windows are closer than the existing and the boundary would be more open, it is not considered that they would result in direct overlooking towards the neighbour's rear garden and the level of overlooking towards the window within the neighbour's side elevation would not be unacceptably harmful. The proposed 2.1m high fence will mitigate any overlooking from ground floor windows and the applicant's garden. Officers are therefore satisfied that the relationship with 3 Cottesford Place, although somewhat different to the existing, would not be sufficiently harmful to warrant the refusal of the application.

The existing dwelling is located 14.4m from the west boundary with the properties on Bailgate, which is defined by an approximately 2.5m high brick wall. A hedge sits adjacent to the wall, in some areas extending above, and there are also two mature trees within the applicant's garden adjacent to this boundary. The proposed dwelling would sit closer than the existing, approximately 9.4m away at the rear corner increasing to 12.7m away at the front corner. The facing, side elevation of the proposal is blank.

The objections from the properties on Bailgate consider that the proposal will increase in footprint, scale and height of the existing. It will be much closer to the boundaries and will "box in" the properties on Bailgate, appearing overbearing. There will be loss of light and overshadowing to the properties and gardens. It is also considered that there will be overlooking from the second floor, compromising privacy, particularly as the proposed lounge will be on the first floor. The proximity of the car parking is also noted as a concern.

While officers acknowledge that the proposed replacement dwelling is clearly a larger structure both in terms of its footprint and height, and also sits closer to the boundary, it is not considered that this relationship would be unduly harmful. The separation is a minimum of 9.4m from the boundary and over 14.5m to the properties themselves. It is not considered that the proposal would appear unduly overbearing and, located to the east, only a degree of early morning sunlight would be lost. There would be no direct overlooking as facing gable is blank and the front elevation faces away from Bailgate to the south east. The closest first floor windows within the rear, north west elevation serve a dressing room and en-suite.

These would only provide a very limited opportunity to overlook as they are at an oblique angle and there is a tree adjacent. The first floor living room referred to in the objections sits at the opposite end of the property. The driveway/parking area would extend slightly closer to the boundary than the existing arrangement, however, an approximately 1.8m high stone wall will separate this from the applicant's garden and in turn the boundary with the Bailgate properties.

A number of the objectors have raised concern regarding noise and disturbance during demolition and construction works. Officers have noted this concern and also the comment of the City Council's PC Officer, which states that, although this is a relatively small development, due to the proximity to neighbouring sensitive uses, there is potential for noise from the demolition and construction phase of the development, particularly during noise sensitive hours. Officers would propose that the PC Officer's suggested condition to restrict the hours of demolition and construction be applied to any grant of consent.

There are no other residential properties in the vicinity that would be impacted by the proposal. It is therefore concluded that the amenities which neighbouring occupants may reasonably expect to enjoy would not be unduly harmed by or as a result of the development, in accordance with CLLP Policy LP26.

Scheduled Monument and Archaeology

The site is located on the Lincoln Roman Colonia (Lindum) Scheduled Monument. Historic England (HE) and the City Council's Archaeologist initially raised concerns regarding the application as it did not include information setting out the significance of the nationally important archaeological site. The application also did not include information regarding how the impact from demolition, construction or servicing of the proposed development may be controlled. Paragraph 200 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 201 goes on to require that, where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

The agent submitted a Desk Based Assessment. Site investigation works were undertaken, and a Test Pit Report was provided. In response to this HE advised that, whilst the level of information was improved from that previously submitted, there were still concerns that the issues and safeguarding of the heritage asset had not been met. Additional comments were also made in respect of the proposed walls.

Further information was provided by the agent, including a proposed minimal dig solution for surfacing and carrying the wall on blocks. Subject to these measures HE advised that they would not object to the grant of planning permission. The agent is aware that all groundworks within the site would, however, also be subject to separate Scheduled Monument Consent through HE.

The City Archaeologist has suggested that the standard archaeological conditions should be applied to any grant of consent, along with a bespoke pre-commencement condition to require the submission of a foundation design for approval. The wording of these conditions would satisfy the request from HE and would also meet the requirements of CLLP Policy LP25 and the NPPF.

Trees

The City Council's Arboricultural Officer has visited the site to assess the trees on and adjacent to the site. He is satisfied that the footprint of the proposed property appears to avoid the root protection area of the trees. He considers that the size of the plot would allow for demolition and rebuilding operations to be undertaken without compromising the trees, provided protective measures complying with BS 5837:2012 are utilised. This should be confirmed within an Arboricultural Method Statement, which will be conditioned on any grant of consent.

Access and Highways

The application increases the area of the driveway, providing four off-street parking spaces, with the access remaining the same from Cottesford Place. The site also has good access to local facilities and public transport.

The Lincolnshire County Council as Local Highway Authority has raised no objections to the application.

Other Matters

Air Quality and Sustainable Transport

The City Council's Pollution Control Officer has advised that, whilst it is acknowledged that the proposed development, when considered in isolation, may not have a significant impact on air quality, the numerous minor and medium scale developments within the city will have a significant cumulative impact if reasonable mitigation measures are not adopted. Accordingly, it has been recommended that the applicant be required to incorporate an appropriate electric vehicle recharge point into the development, in line with the recommendations of CLLP Policy LP13 and paragraph 112 of the NPPF. This will be required by condition on any grant of consent.

Non-Material Objections

A number of the letters of objection from the properties on Bailgate state that the proposal will obstruct views of the Cathedral and will reduce the value of neighbouring properties. Neither of these are material planning considerations. There is also concern that opening up of the currently overgrown pathway to the south leaves the rear of properties on Bailgate open to trespassers. This is an existing access and permission is not required for its use to be re-established.

Bin Storage

An area for bin storage is not identified on the site plan, however, there is sufficient external space within the site for this to be accommodated.

Design and Crime

Lincolnshire Police has raised no objections to the application in this respect.

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

Yes, see above.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The principle of a dwelling in this location is 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 are to the satisfaction of the relevant consultees, and can 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.

Application Determined within Target Date

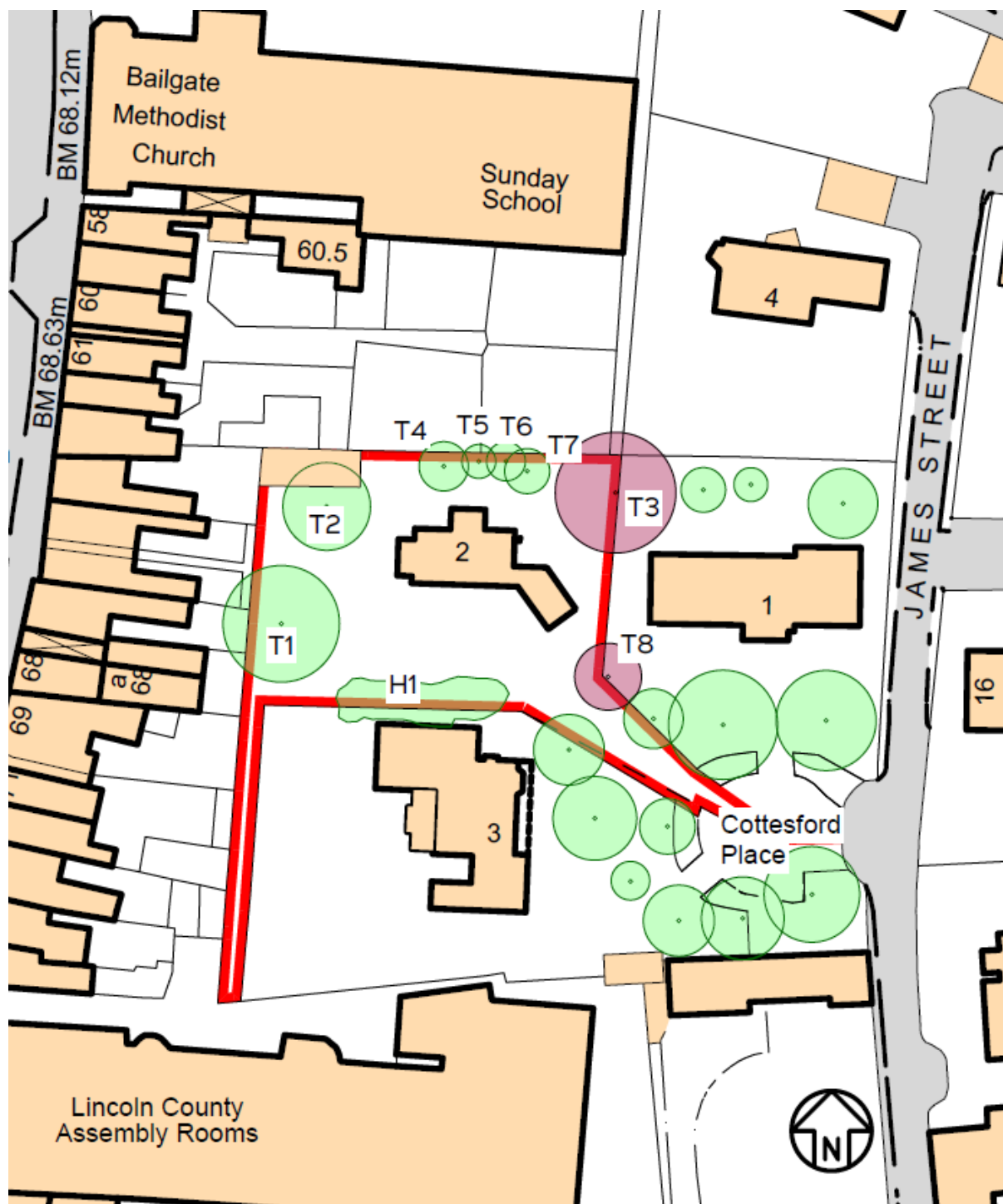
Yes.

Recommendation

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

- Time limit of the permission
- Development in accordance with approved plans
- 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

2 Cottesford Place Plans and Photos



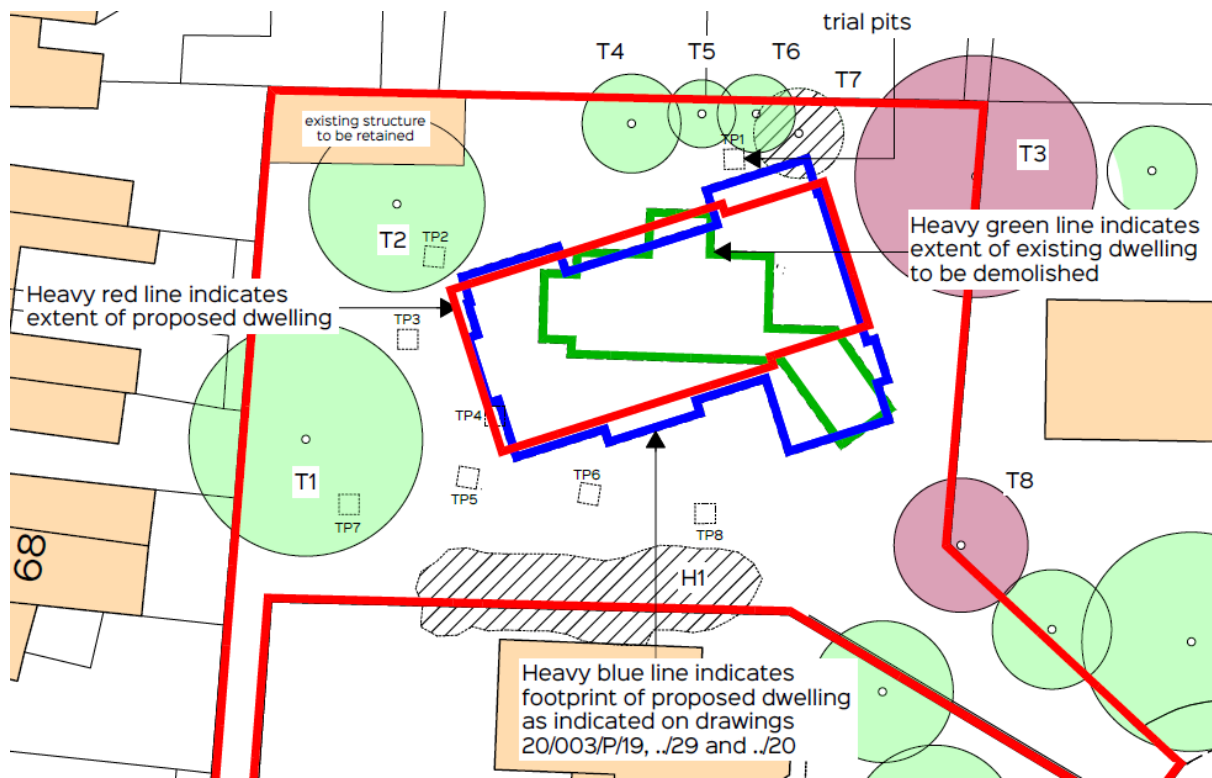
Site location plan



Existing front and side elevations



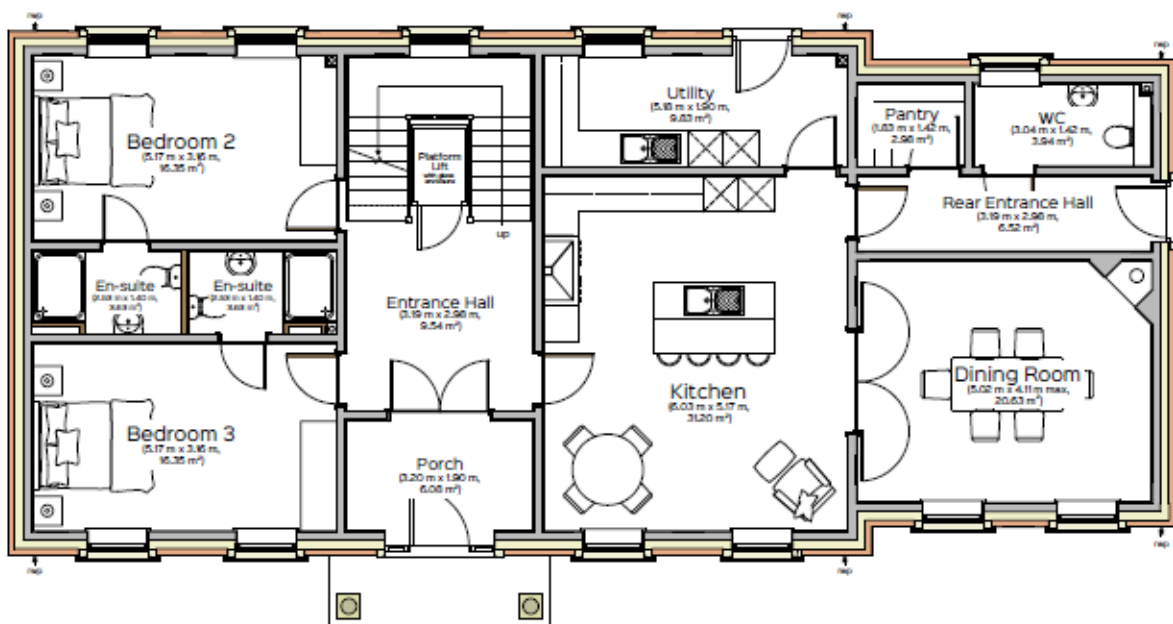
Original proposal



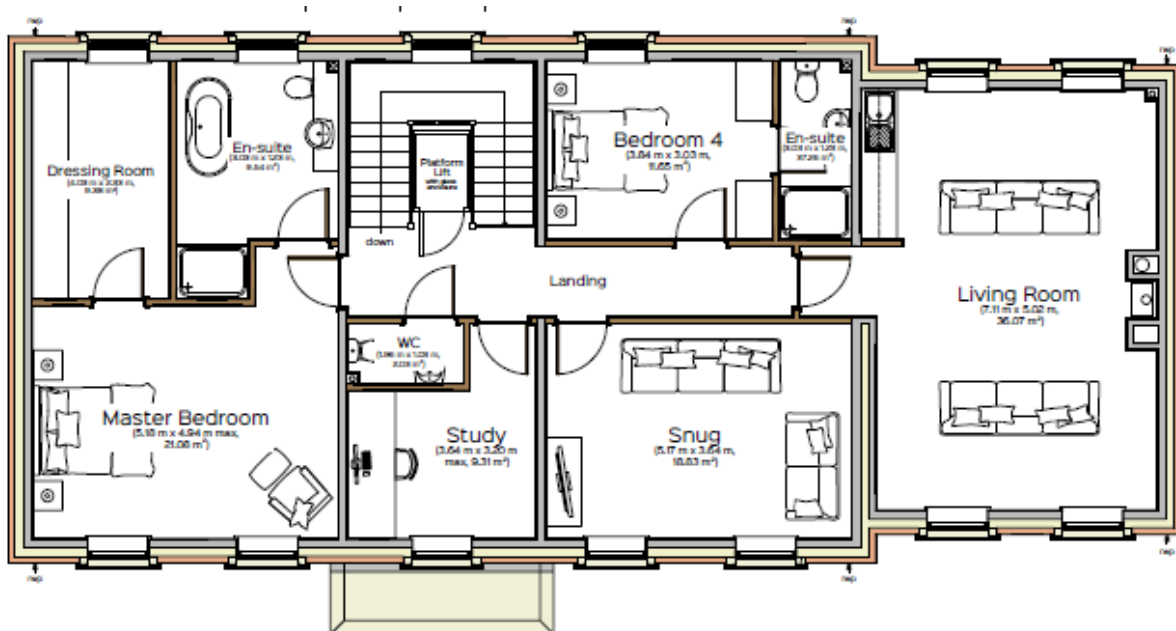
Comparison site plan- existing dwelling outlined in green, original proposal in blue and final proposal in red



Proposed site layout



Proposed ground floor plan



Proposed first floor plan



Proposed front elevation



Proposed rear elevation



Proposed side elevations, east and west



Site section looking north



Site section looking west from James Street







Existing property with 1 Cottesford Place in background



South boundary with 3 Cottesford Place



Additional photo of 3 Cottesford Place



West boundary with Bailgate properties



North boundary



View towards site access from shared driveway



View towards site from James Street

This page is intentionally blank.

2 Cottesford Place consultation responses

Customer Details

Name: Mr Douglas Macmillan

Address: 63 Bailgate Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I respectfully object to the current proposal for the following reasons:

1. The proposed build will result in loss of light to my property and garden.
2. The proposed build will overshadow my garden.
3. The second floor of the property will overlook my garden and compromise the privacy of it.
4. The proposed build will obstruct the view to the Cathedral from my garden.
5. The extension of the proposed build beyond its existing footprint will cause noise pollution.
6. The proposed build is over-bearing and out of scale in comparison to nearby properties.
7. The dominant nature of the proposed build will, I believe, adversely effect the sense of community, privacy and residential amenity of the rear plots of affected Bailgate properties.
8. The proposed build over-develops the site and will adversely affect the aspect of a conservation area.

I wish to object to the proposed development of 2 Cottesford Place. I live directly next to the property with an adjoining wall at the rear of my property.

My objections are as follows:-

1. Scale and height

The proposed house is much bigger than the existing house. The footprint is substantially greater and the height will be 1.6 metres higher. The property will come much closer to the adjoining wall. This means the new house will effectively sit very near boxing my property in.

2. Overlooking

The proposed house will sit directly near to my property which will affect my privacy. The car parking area will also be very near to my property.

3. Noise and disturbance

Due to the close proximity to my property I will inevitably be subjected to prolonged noise and disturbance for the demolition and build period. If built the nearness of the proposed driveway/car parking will mean disturbance to what is currently a very peaceful environment at the rear of Bailgate.

4. Air pollution

I am concerned that the demolition and building so close to my property will mean I will be unable to go outside and use my garden for dust and dirt for a considerable period. I suffer from sinus problems and dust will aggravate my condition.

5. Design

The drawings show a property totally out of keeping with other houses in this conservation area. It is dramatically different from the original application and a significantly larger property than the current one.

6. Loss of light

The proposed property will be very close to the rear of my house and will block out any sky line from my downstairs and possibly 1st floor rear windows and will block out natural light meaning my downstairs will be much darker than presently.

I trust my objections will be taken into consideration by the Planning Committee.

Regards

Elizabeth Cooper

65 Bailgate

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

From: Elisabeth Marsland |

Sent: 30 March 2022 11:47

To: Smyth, Marie (City of Lincoln Council) <Marie.Smyth@lincoln.gov.uk>

Subject: 2020/0310/FUL 2 COTTESFORD PLACE, LINCOLN LN2 1QF

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 M/s Smyth

Re. The proposed development of the above named property. My house is directly behind the adjoining wall of 2 Cottesford place... My objections are...

- 1) The height of the proposed house is 1.6metres greater than existing property, and it is also much larger and will be much closer to our adjoining wall, which will greatly restrict my privacy.
- 2) The noise will be greater from the proposed property being nearer to the adjoining wall, and also with a new area for a car park being close to the wall too.
- 3) The proximity of the proposed property will block out natural light to my property.
- 4) The drawings show it is very different from the original application, also much larger in all aspects than the current house.

I ask the Planning Committee to consider my objections.

Kind Regards,

Elisabeth Marsland

64 Bailgate,

Lincoln

LN1 3AR

Customer Details

Name: Mrs Janet Wallis

Address: 58 Bailgate Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Living at 58 Bailgate where the rear of the properties 58 to 63 Bailgate have gardens uniquely positioned, the proposed build will be a complete contradiction to conservation in historic Bailgate.

The proposed build, in common with another large modern build using "the original footprint" will completely dominate the view & block out a magnificent view of the Cathedral. My concern is the height of the planned new build.

As I suffer from a breathing condition the dust created will prevent my use of outside space. The opening up of pathway from new build to the Assembly Rooms leaves rear of all properties on the church side of Bailgate open to trespassers.

Dear Marie I live at 62 Bailgate and have been sent the letter regarding planning application as above.

I have tried to put in an objection to this planning permission online and to look at the proposed plans but the link does not work or open. I have tried to access the link as sent numerous times and on different days. The link <https://development.lincoln.gov.uk> This therefore will reduce the number of objections that can be received which will affect the outcome of this which I am worried about. This should be taken into consideration. I know Liz said she had emailed you directly too.

I am unable to see the plans but my neighbours have and have informed me. The house currently there is very close to our garden however we can only see the upper windows a bit and the roof. It is at the other side of our wall. The proposed house is planned to be higher in height with the upper floor being proposed to be their living space. This would therefore overlook our garden and be unacceptable as we would have no privacy. It would also block our view of the cathedral. Bearing in mind our house is protected as it is a listed building this should also be taken into mind as it will change the landscape near our properties dramatically and would affect future views, privacy and house sales.

I am happy for the council to come into our garden to see how close this property is to our garden and how this would affect us.

Myself and my husband object to the planning of the proposed building of 2 Cottesford place.

Kind regards
Maria and Julian Hobden

Customer Details

Name: Dr Helen Bushell-Thornalley

Address: 59 Bailgate Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No.59 Bailgate - Grade II listed dwelling

We wish to object to the proposed development of 2 Cottesford Place.

The garden of No.59 Bailgate currently enjoys views of Lincoln Cathedral. The proposed development of a larger property that is 1.6 metres higher will completely block the view of Lincoln Cathedral. This view was one of the reasons for purchasing No.59 Bailgate and the removal of the view of this historical landmark will have a negative impact on the market value of No.59 Bailgate. 11.0 PROPOSALS states that the re-orientating of the proposed dwelling from the existing house will take advantage of the site to glimpse views of Lincoln Cathedral. If this was to happen No.59 Bailgate will lose the current views of Lincoln Cathedral from its Grade II Listed Garden.

The proposed property will overlook the garden of No.59 Bailgate, resulting in a lack of privacy in the garden, particularly as the lounge will be on the first floor.

11.0 PROPOSALS states that they are intended to show consideration for other contemporary architecture in the vicinity of this site. This would not show consideration for the Grade II Listed architecture of any of the properties on Bailgate.

The demolition and rebuild will cause excessive noise and environmental pollution. The garden of No.59 is peaceful as it sits back away from the traffic on Bailgate. During the construction of 1 Cottesford Place many months were spoilt in the garden due to noise of building.

The proposed plans for 2 Cottesford Place appear to be larger and higher than the current original footprint. It states in the plans that its footprint will be on the existing dwelling, but the new property would potentially double in size. This increase in property size can be clearly seen within the document 0310 Ful-Revised Detailed Site Layout 652685 where three lined footprints are shown; in green the existing size of the property, in red indicates the extent of proposed dwelling and blue indicates the footprint of dwelling on drawings 20/003/P/19 and ./20. The red and blue lines indicate a significant increase in size of 2 Cottesford Place, which we feel is disproportional to the

current dwellings and would significantly impact on the surrounding dwellings.

3.0 THE SITE p.3 states that the site is located between Bailgate and James Street, and therefore it needs to be fully considered in architectural design and its proximity to other current properties. Bailgate properties 58-63 and their gardens are Grade II Listed, in Conservation Area No.1 and in a monument zone and this needs to be considered.

5.0 SURROUNDING AREA p.8 only mentions properties in James Street. There is no mention of Bailgate properties and their gardens', but they surround a large proportion of the build plot and Bailgate is as equidistant to the plot build as James Street is.

10.0 APPEARANCE p.17 states that the new styling being favoured to best reflect the wider location of the site (Lincoln Cathedral Quarter) and that it will form a more tuneful aesthetic within the James Street area. The proposed property would not reflect the aesthetic of Bailgate or Lincoln Cathedral Quarter. The proposed design of 2 Cottesford Place p.18 does not match the aesthetic of image 23 of Bailgate or image 21 of James Street p. 11.

7.0 HERITAGE IMPACT STATEMENT p.14 provides a description of properties 58-63, Bailgate - no. 1388451, but no reference is made to the fact that all these properties are Grade II Listed or that their adjoining gardens noted on p.15 are in a monument zone. In this row of properties only No.59 Bailgate is marked as listed on the plans. This omission does not reflect the true facts of the surrounding area. The presence of a modern overbearing property in Cottesford Place would have a detrimental impact on all these historically listed gardens.

In particular, the garden of No.59 Bailgate also houses part of the listed monument wall, which runs adjacent to the proposed build. A modern overbearing property would not sit aesthetically in such proximity to this historic wall in Conservation Area No.1.

13.0 CONCLUSION p.20 states that the proposed development has been designed to best meet the requirements of the Client's brief, whilst minimising impact on the surrounding properties and wider area and the development is considered to be in keeping of the scale, mass, and style of other properties on James Street. However, there is no reflection on the scale, mass, and design of Bailgate properties.

Please visit No.59 Bailgate to view the negative impact that the proposed property would have on the environment.

Claire Bushell-Thornalley

Helen Bushell-Thornalley

Customer Details

Name: Mrs Claire Bushell

Address: 60 Bailgate Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No.60 Bailgate

We wish to object to the proposed development of 2 Cottesford Place.

The proposed property has a much greater footprint than the existing property and will sit much closer to the adjoining garden wall of No.60 Bailgate.

The garden of No.60 Bailgate currently enjoys views of Lincoln Cathedral. The proposed development of a larger property that is 1.6 metres higher will completely block the view of Lincoln Cathedral. This view was one of the reasons for purchasing No.60 Bailgate and the removal of the view of this historical landmark will have a negative impact on the market value of No.60 Bailgate. The proposed property will overlook the garden of No.60 Bailgate, resulting in a lack of privacy in the garden, particularly as the lounge will be on the first floor.

The demolition and rebuild will cause excessive noise and environmental pollution. The garden of No.60 is peaceful as it sits back away from the traffic on Bailgate. Many months were spoilt in the garden last year by the noise of building No.1 Cottesford Place, which appears to be larger and higher than the original footprint.

On p.14 of the SRA ARCHITECTURE LTD planning doc., a description is given of properties 58-63, Bailgate - no. 1388451, but no reference is made to the fact that these properties are Grade II Listed or that their adjoining gardens noted on p.15 are in a monument zone and owned by these Grade II Listed properties. In this row of properties only No.59 Bailgate is marked as listed on the plans. The presence of a modern overbearing property in Cottesford Place would have a detrimental impact on all of these historically listed gardens.

In particular, the garden of No.60 Bailgate also houses part of the listed monument wall, which sits a few metres away from the proposed build. A modern overbearing property would not sit aesthetically in such close proximity to this historic wall in Conservation Area No.1.

Please visit No.60 Bailgate to view the negative impact that the proposed property would have on the environment.

Claire Bushell-Thornalley

Helen Bushell-Thornalley

Customer Details

Name: Mrs Claire Bushell

Address: 61 Bailgate Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No.61 Bailgate - Grade II listed dwelling

We wish to object to the proposed development of 2 Cottesford Place.

The garden of No.61 Bailgate currently enjoys views of Lincoln Cathedral. The proposed development of a larger property that is 1.6 metres higher will completely block the view of Lincoln Cathedral. This view was one of the reasons for purchasing No.61 Bailgate and the removal of the view of this historical landmark will have a negative impact on the market value of No.61 Bailgate. 11.0 PROPOSALS states that the re-orientating of the proposed dwelling from the existing house will take advantage of the site to glimpse views of Lincoln Cathedral. If this was to happen No.61 Bailgate will lose the current views of Lincoln Cathedral from its Grade II Listed Garden.

The proposed property will overlook the garden of No.61 Bailgate, resulting in a lack of privacy in the garden, particularly as the lounge will be on the first floor.

11.0 PROPOSALS states that they are intended to show consideration for other contemporary architecture in the vicinity of this site. This would not show consideration for the Grade II Listed architecture of any of the properties on Bailgate.

The demolition and rebuild will cause excessive noise and environmental pollution. The garden of No.61 is peaceful as it sits back away from the traffic on Bailgate. During the construction of 1 Cottesford Place many months were spoilt in the garden due to noise of building.

The proposed plans for 2 Cottesford Place appear to be larger and higher than the current original footprint. It states in the plans that its footprint will be on the existing dwelling, but the new property would potentially double in size. This increase in property size can be clearly seen within the document 0310 Ful-Revised Detailed Site Layout 652685 where three lined footprints are shown; in green the existing size of the property, in red indicates the extent of proposed dwelling and blue indicates the footprint of dwelling on drawings 20/003/P/19 and ../20. The red and blue lines indicate a significant increase in size of 2 Cottesford Place, which we feel is disproportional to the

current dwellings and would significantly impact on the surrounding dwellings.

3.0 THE SITE p.3 states that the site is located between Bailgate and James Street, and therefore it needs to be fully considered in architectural design and its proximity to other current properties. Bailgate properties 58-63 and their gardens are Grade II Listed, in Conservation Area No.1 and in a monument zone and this needs to be considered.

5.0 SURROUNDING AREA p.8 only mentions properties in James Street. There is no mention of Bailgate properties and their gardens', but they surround a large proportion of the build plot and Bailgate is as equidistant to the plot build as James Street is.

10.0 APPEARANCE p.17 states that the new styling being favoured to best reflect the wider location of the site (Lincoln Cathedral Quarter) and that it will form a more tuneful aesthetic within the James Street area. The proposed property would not reflect the aesthetic of Bailgate or Lincoln Cathedral Quarter. The proposed design of 2 Cottesford Place p.18 does not match the aesthetic of image 23 of Bailgate or image 21 of James Street p. 11.

7.0 HERITAGE IMPACT STATEMENT p.14 provides a description of properties 58-63, Bailgate - no. 1388451, but no reference is made to the fact that all these properties are Grade II Listed or that their adjoining gardens noted on p.15 are in a monument zone. In this row of properties only No.59 Bailgate is marked as listed on the plans. This omission does not reflect the true facts of the surrounding area. The presence of a modern overbearing property in Cottesford Place would have a detrimental impact on all these historically listed gardens.

13.0 CONCLUSION p.20 states that the proposed development has been designed to best meet the requirements of the Client's brief, whilst minimising impact on the surrounding properties and wider area and the development is considered to be in keeping of the scale, mass, and style of other properties on James Street. However, there is no reflection on the scale, mass, and design of Bailgate properties.

Please visit No.61 Bailgate to view the negative impact that the proposed property would have on the environment.

Claire Bushell-Thornalley

Helen Bushell-Thornalley

> -----Original Message-----

> From: Angela Burrows |

> Sent: 02 April 2022 16:33

> To: Smyth, Marie (City of Lincoln Council)

> <Marie.Smyth@lincoln.gov.uk>

> Subject: Contact

>

> 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.

>

> I would like to object to the plans for rebuild at 2 Cottesford Place, James Street, house would be too large and too near the Boundary wall of Bailgate houses.

> Sincerely

> Angela Burrows

> (71 Bailgate Lincoln LN13AR)

Customer Details

Name: Mrs Andrea Root

Address: 66 Bailgate Lincoln Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Marie Smyth

Your summary above is much appreciated as information which concerns me and my property 6) Bailgate.

I must strongly object to the erection of a replacement dwelling house as is proposed in the updated plans that are shown here.

As you are aware the Bailgate is an important and Significant historical area . Access to the proposed rebuild is via small and beautiful lanes and whilst I note that the construction times have been considered and specified here a dwelling if this increased size cannot, in my mind , be permissible due to the amount of machinery and material and untold disruption that this will cause the Neighbour good and the small community . It is out of proportion to the needs of the community and the surrounding builds. The aesthetic is disproportionate.

- the visual build and choice of bricks do not concur with the surroundings .
- the increased height causes many issues for our common border and will disrupt our views , access to light and privacy. I have little confidence , if this build were to possibly be permitted that there would be any consideration of the impact on neighbours as we have been requesting for the very large trees within the grounds of this property to be controlled for years. We have had falling branches into our gardens for as long as I can remember .

I really would implore you to reconsider.

Best wishes for a compatible solution for all.

Kind regards

Andrea Root

|

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

From: Caroline Phillips

Sent: 11 April 2022 16:32

To: Smyth, Marie (City of Lincoln Council) <Marie.Smyth@lincoln.gov.uk>

Subject: 2020/0310/FUL 2 Cottesford Place Lincoln

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 Ms. Smyth,

Re. Proposed development of the above named property.

Would the Planning Committee consider my objections?

The house I live in is directly across the brick wall from the proposed development.

1. The drawings are different from the original application, and are much bigger in every aspect compared to the current house.
2. The size and height of the proposed property will block out natural light to my property.
3. Any noise from the proposed property will be louder because of it being closer to the adjoining wall.
4. The height of the proposed house is 1.6 metres more than the existing property and will be much larger, closer to the adjoining wall and will restrict the privacy I now have.

Many thanks,

Regards,

Caroline Phillips

67 Bailgate,

Lincoln LN1 3AR



Historic England

MIDLANDS OFFICE

Ms Marie Smyth
Planning Manager
Lincoln City Council

Direct Dial: [REDACTED]

Our ref: 2020/0310/FUL

18th June 2020

Dear Ms Smyth

**T&CP (Development Management Procedure) (England) Order 2015 & Planning
(Listed Buildings & Conservation Areas) Regulations 1990**

2 Cottesford Place, Lincoln, Lincolnshire, LN2 1QF

**Description of the proposed development:
Demolition of existing Dwellinghouse and erection of a replacement Dwellinghouse.**

Thank you for your letter of 28th May 2020 regarding the above planning application.

Historic England Advice

The existing and proposed dwelling are located on Scheduled Monument Li115 Lincoln Roman Colonia (Lindum) and lies within a Conservation Area.

The development and any ground disturbance for investigations / services etc. would require **Scheduled Monument Consent** in addition to any consent your authority might be minded to grant, the proposed scheme for foundations and reference to a soak-away are it appears unsupported by any submitted archaeological evidence. There is no information submitted setting out the significance of the nationally important archaeological site affected not the impact of demolition, construction or servicing of the proposed replacement dwelling or how such impacts might be controlled.

This application appears wholly premature and cannot be safely determined as consulted (see National Planning Policy Framework Paragraphs 189 and 190).

All harm to designated heritage assets (NPPF 192 - 196) requires clear and convincing justification and for such harm has to be set against public benefits with great weight afforded to the conservation of the assets. This is a replacement dwelling scheme and as such offers little or no public benefits and would thus need to eliminate virtually all harm to the significance of the scheduled monument through design, in which respect no evidence is presented.

No works may commence without Scheduled Monument Consent.



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF
Telephone 0121 625 6870 HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



Historic England

MIDLANDS OFFICE

Recommendation

Historic England has concerns regarding this application on heritage grounds in particular as regards paragraphs 189 and 190 of the National Planning Policy Framework which are not met by the materials mounted on your website, it appears you are not in a position to safely determine this consent and we would encourage it to be withdrawn and pre-application discussion with your specialists and ourselves undertaken.

We also refer you to the advice of the City Archaeologist and City Conservation Officer

Your authority should take these representations into account in determining the application. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please contact me if we can be of further assistance.



Tim Allen
Team Leader (Development Advice)
E-mail: [REDACTED]

Cc: City Archaeologist & City Conservation Officer



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF
Telephone 0121 625 6870 HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.

From: Allen, Tim
Sent: 06 October 2020 15:12
To: Smyth, Marie (City of Lincoln Council)
Cc: MacIntosh, Alastair (City of Lincoln Council)
Subject: RE: 2020/0310/FUL: 2 Cottesford Place

Dear Marie

Historic England Advice.

The DBA appears solid and well researched, the scheme will need to be supported by pre-determination evaluation (which would also require scheduled monument consent in its own right).

It should be stressed that as replacement (rather than refurbishment) of the existing dwelling would provide no appreciable public benefit in terms of Scheduled Monument Consent the applicant should only have realist hope of gaining SMC for the replacement dwelling if through evaluation (under separate SMC) they can detail up a scheme which eliminates harm to the significance of the scheduled monument (offers of archaeological mitigation cannot provide justification for harm either in terms of the NPPF or DCMS 2013 Policy Statement on Scheduled Monuments).

Best wishes Tim

Tim Allen
Development Advice Team Leader (North)
Midlands Region

Historic England | The Axis
10 Holliday Street | Birmingham | B1 1TF
|



Historic England



Ms Marie Smyth
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
Lincolnshire
LN1 1DF

Direct Dial: 0121 625 6888

Our ref: P01203641

22 March 2022

Dear Ms Smyth

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**2 COTTESFORD PLACE, LINCOLN, LN2 1QF
Application No. 2020/0310/FUL**

Thank you for your letter of 15 March 2022 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The existing and proposed dwelling are located on Scheduled Monument Li115 Lincoln Roman Colonia (Lindum) and lie within a Conservation Area. We welcome the submission of the archaeological desk based assessment and test pit report and positive engagement with its results, whilst Roman levels appear to lie beneath around a metre of cover, important post-Roman and medieval remains are likely to be shallower and may survive at irregular depths across the site within difficult differentiate dark earth / garden soils, hence a conservative approach to ground intrusion is proportionate. The proposed development will affect the significance of the scheduled monument through both ground disturbance and change to its appearance.

The amended scheme reduces the proposed footprint of development from that set out in the original scheme and now includes a strategy to minimise ground disturbance through the removal of existing concrete screed but retention of underlying hardcore, with service routes reused where possible. There would be some excavation beyond the existing footprint associated with the reorientation of the new building and its greater size than the existing house but this appears now shallower. The proposed build-up in slab height would reduce likely ground disturbance at the depth where remains are likely to occur but close control of works is necessary. We note the visualisations include extensive areas of hard surface and a screen wall within the plot, both of which appear excessive in terms of the character of the site and lighter



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH
Telephone 0121 625 6888
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.

interventions with less footing and drainage demands should be considered.

As development with it appears purely private rather than public benefits, in-line with the National Planning Policy Framework all harmful effects on designated heritage assets will need to be eliminated through design (see NPPF paragraphs 195, 199, 200 and 202; all harm to the significance of designated heritage assets requires clear and convincing justification and to be set against public benefits with great weight afforded to the conservation of the significance of the scheduled monument and conservation area.

The development and any ground disturbance would require Scheduled Monument Consent (SMC) in addition to any consent your authority may be minded to grant. An SMC application would be considered against the current Government policy for Scheduled Monuments (2013). A detailed methodology for archaeologically controlled works that avoid harm to the monument's significance and proactively manage risk will be required to support such an application as would amended details in respect of landscaping, surfacing, screen wall etc.

Robust conditions for approval of above and below ground detailing to the scheme and the delivery of an archaeological Written Scheme of Investigation would be required in respect of any planning consent to ensure compliance with the NPPF.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

Whilst improved from that previously submitted we consider that the issues and safeguards outlined in our advice need to be addressed in order for the amended application to meet the requirements of paragraphs 195, 199, 200 and 202 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



Yours sincerely

Tim Allen

Tim Allen
Team Leader (Development Advice)

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

From: Allen, Tim |

Sent: 14 April 2022 13:43

To: Smyth, Marie (City of Lincoln Council) <Marie.Smyth@lincoln.gov.uk>

Subject: RE: Historic England advice on Application no(s) 2020/0310/FUL

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.

Hi Marie

We didn't comment on the garden screen walls or surfacing on the initial consult because we were commenting on the fundamentals of the scheme as then put forwards ie the demolition and replacement dwelling on a wholly new slab, now they have scaled back the new dwelling and reduced the ground impacts of demolition and rebuild it's entirely appropriate for us to look at the secondary works.

The minimal dig solution for the surfacing as outlined below would satisfy our concerns at planning stage (subject to detail under Scheduled Monument Consent).

Carrying the screen wall on blocks does reduce the impact (subject to detailing) the requirement on any scheduled monument consent will be that this solution needs to be achieved without harm to the significance of the monument - so if under archaeological control the holes for any of those pads did strike important remains then the footing design would require further modification.

With the caveats above we would not object to grant of planning consent.

Yours Tim (for HE)

Tim Allen MA FSA
Development Advice Team Leader (North)

Midlands Region
Historic England
The Foundry, 82 Granville Street, Birmingham B1 2LH

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



To: Lincoln City Council

Application Ref: 2020/0310/FUL

Description of development

Demolition of existing Dwellinghouse and erection of a replacement Dwellinghouse.

Address or location

2 Cottesford Place, Lincoln, Lincolnshire, LN2 1QF

With reference to the above application received 28 May 2020

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

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS)

NO OBS

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

Case Officer:
Sam Abrams
for Warren Peppard
Head of Development

Date: 16/06/2020

Hello

Please be advised that we have no further comments to make on the reconsultation.

Kind regards

Becky Melhuish (pron. Mel-ish)
Growth Manager (Planning Advice) - Development Management Lincolnshire County Council County
Offices, Newland, Lincoln LN1 1YL



LINCOLNSHIRE POLICE

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

Your Ref: App. 2020/0310/FUL

28th May 2020

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

2 Cottesford Place, Lincoln, LN2 1QF (Single Residential Dwelling)

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)

This page is intentionally blank.

Application Number:	2022/0092/HOU
Site Address:	7 Western Avenue, Lincoln, Lincolnshire
Target Date:	1st July 2022
Agent Name:	XL Architects LLP
Applicant Name:	Mr Neil Oxby
Proposal:	Erection of single storey outbuilding to rear. (Revised)

Background - Site Location and Description

The application property is a two storey semi-detached dwelling located on the south side of Western Avenue. The application proposes the erection of a single storey outbuilding located within the rear garden.

The property currently benefits from driveway to the side leading to a detached pre-fabricated garage. It is proposed that the existing garage would be removed to accommodate the new structure and provide access from the existing driveway.

The application is presented before Planning Committee as it has received more than 4 objections.

Site History

2008/0168/F - Erection of a two storey rear extension.

Case Officer Site Visit

Undertaken on 31st March 2022.

Policies Referred to

- National Planning Policy Framework
- Policy LP26 Design and Amenity

Issues

To assess the proposals with regard to:

1. Accordance with National and Local Planning Policy
2. Impact on Amenity of Neighbouring Properties
3. Impact on Visual Amenity
4. Highway Safety, Access, Parking and Surface Water Drainage

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways and Planning	Comments received.

Public Consultation Responses

Name	Address
Richard Turner	3 Western Avenue Lincoln Lincolnshire LN6 7SR
David And Gillian King	11 Western Avenue Lincoln Lincolnshire LN6 7SR
Mrs K Archer	5 Western Avenue Lincoln Lincolnshire LN6 7SR
Mrs Gillian King	11 Western Avenue Lincoln Lincolnshire LN6 7SR
C S & K E Archer	5 Western Avenue Lincoln Lincolnshire LN6 7SR
Mr Gary Dalziel	9 Western Avenue Lincoln Lincolnshire LN6 7SR
Mrs Fiona Hudson-Brown	1 Western Avenue Lincoln Lincolnshire LN6 7SR

Consideration

1. Accordance with National and Local Planning Policy

Paragraph 11 of the NPPF outlines that decisions should apply a presumption in favour of sustainable development.

For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 130 states that planning 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.

Paragraph 134 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 67 states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere as a result of development. When taking into account the minor nature of this householder application it should be demonstrated that:

- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed

The application is for development at a residential property, therefore the following policies within the Central Lincolnshire Local Plan are entirely relevant.

Policy LP1: A Presumption in Favour of Sustainable Development

When considering development proposals, the Central Lincolnshire districts will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the policies within the Local Plan should be approved without delay, unless material considerations indicate otherwise.

Policy LP26: Design and Amenity

The following design principles within Policy LP26 would be pertinent with the development.

- a. Make effective and efficient use of land;
- c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- d. Not result in the visual or physical coalescence with any neighbouring settlement;
- f. Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- g. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- h. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- i. Protect any important local views into, out of or through the site;
- j. Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- k. Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability;
- l. Ensure public places and buildings are accessible to all: this should not be limited to physical accessibility, but should also include accessibility for people with conditions such as dementia or sight impairment for example.

Policy LP26 further states that the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

- m. Compatibility with neighbouring land uses;
- n. Overlooking;
- o. Overshadowing;
- p. Loss of light;

2) Principle of Development

The application submitted is for the erection of an outbuilding for the purpose of a workshop and garden room. A number of written representations have questioned the proposed use of the outbuilding and the potential noise and disturbance that may be associated with it. The case officer has subsequently confirmed with the applicant that the structure is to be used as a garden room and store as well as part of a hobby in renovating motor vehicles. This description falls within what would be considered to be ancillary to the residential use

of the dwelling. The applicant is reminded that the use should remain ancillary to the residential dwelling and that any additional noise and disturbance that may be considered to be unduly harmful and beyond what would normally be expected within a residential property would be dealt with via the council's planning enforcement team.

The application has attracted a number of written representations objecting the proposal. The officer's report will cover all of the material planning considerations raised throughout the application process. All representations are copied in full as part of your agenda.

A number of other concerns have also been raised which are not within the remit of the planning process. Nonetheless, these points have been discussed to provide clarity for the members of the Planning Committee.

3) Impact on Amenity of Neighbouring Properties

The proposed outbuilding would be located to the southern end of the rear garden, measuring 7077mm wide and 5728mm in depth with a flat roof measuring a total height of 2.7m. The structure would measure approximately 695mm from the eastern boundary with no. 5 Western Avenue, approximately 600m from the western boundary with no. 9 and approximately 300mm from the southern boundary with the Lincoln District Bowling Club. The proposal would contain a set of bifold doors running the majority of the width of the front elevation with an additional door. The properties currently slope towards the bottom of the gardens with a significant drop from the main dwelling houses as shown within the site photographs included within the agenda. As highlighted by the occupants of the neighbouring dwellings there is an existing rise in land level to the rear garden on the application property, which does add to the overall height of the structure in relation to the neighbouring gardens.

The occupant of no. 5 Western Avenue has submitted written representations objecting to the proposal on multiple grounds, including the overall size and height of the proposal and loss of privacy. The letter of objection includes other concerns which have been addressed within the rest of the report. The outbuilding would be located approximately 5.4m from the neighbouring outbuildings and conservatory at no. 5 Western Avenue with a separation of approximately 12m from the main dwelling and rear offshoot. The proposal has a significant footprint and would undoubtedly have an impact on the rear section of the garden through some overshadowing towards the later afternoon, however, this is limited to the rear gardens and patio areas, and, on balance, this would not be considered to be unduly harmful.

With regard to loss of privacy, the outbuilding would allow some views towards the main dwellings, however, this would only be experienced when stood within the openings and would not hugely differ from being stood in the existing garden due to the nature of the gradient of land. The level of the outbuilding would ultimately be lower than that of the neighbouring main dwellings and offshoots and the proposal would not therefore allow for any overlooking towards the main dwelling and would be looked upon by the rear openings of neighbouring properties. As the structure is an ancillary outbuilding and not part of the main residence, it is not considered that it would be used in the same nature as the main residence and this relationship would not therefore be unduly harmful to either the occupants of the neighbouring dwellings or the host dwelling.

The proposed outbuilding would have a comparable relationship towards no. 9 Western avenue with similar concerns being raised by the occupants of this property. The proposal would be positioned approximately 2.6m from the neighbouring detached garage and

approximately 15m from the main dwelling. Whilst the proposal would be in proximity to the boundary there would be a substantial separation from the main dwelling ensuring that there would be no loss of light towards the main dwelling. The outbuilding would create some shadowing towards the rear gardens in the morning, however this would be minimal and would reduce throughout the day.

The detached garage would be positioned between the proposal and neighbouring dwelling ensuring that there would be no opportunity to overlook, with the outbuilding sitting lower than the main properties.

To the rear boundary the proposed structure would bound the two storey bowls club building and would not therefore have any harmful impact.

Officers consider that the proposal would not therefore, on balance, result in any unduly harmful impacts upon the residential amenity of neighbouring properties.

4) Impact on Visual Amenity

In addition to residential amenity, written representations have presented objections to the application on the grounds of visual amenity and the character of the area. The structure is located to the rear gardens of the property and whilst it would be possible to view an element of the building from the street scene this would not be considered to be a reason for refusal. Moreover, whilst it is stated there are no such large outbuildings in the immediate area there are multiple large offshoots and detached garages, and this should not be a reason to refuse a structure in this location.

The proposal has a flat roof design to minimise its overall impact on visual and residential amenity and it would have an external finish of black stained timber, black powder coated aluminium sliding doors, black fascia and rainwater goods. The chosen materials would not replicate the red brick within the main property, however, positioned to the rear gardens the choice of materials would not be considered to be harmful to visual amenity.

5) Highway Safety, Access, Parking & Surface Water Drainage

Highways and Planning have been consulted as the local highways authority and confirmed that they have no objections to the proposal on the grounds of highway safety, access or parking.

With regard to surface water, the application has received multiple written representations objecting/commenting on the proposal and its potential impact on existing surface water drainage issues on Western Avenue/Hall Drive.

It is important to highlight that there is a significant cross over with building regulations on surface water drainage and the requirement for the development to comply with Approved Document H: Drainage and waste disposal of building regulations. Whilst the structure would have to accord with required regulations the application process does enable some consideration and control over the potential drainage scheme through the submission of details and planning conditions.

It is acknowledged that there is a historic issue with surface water drainage, therefore the case officer has requested further information and specific detail of drainage methods which have been included on the most recent set of revised drawings. The applicant seeks to direct

the surface water to the existing foul drainage system through the means of a pumped system, ensuring that it would be able to be pushed back up towards the main house and into the main system. A further conversation with the Local Authority Building Control team has confirmed that such a proposal would be suitable and, in any case, would have to comply with building regulations.

The existing garage would be removed as part of the proposed development ensuring that this additional surface area would be restored to a permeable surface, resulting in what could be argued as a net reduction in total surface water through the combination of the removal of the existing garage and the redirection of water into the main system.

Should the application be approved then it is considered entirely reasonable to condition the installation of the drainage system prior to the commencement of the use of the structure.

In accordance with the Environment Agency householder minor extension form, the application confirms that the proposal shall be set no lower than existing levels and, flood proofing of the proposed development will be incorporated where appropriate.

It is therefore considered that surface water drainage has been reasonably addressed in this instance.

6) Other Matters

A written representation has highlighted that the removal of the existing historic garage may require specialist contractors should there be asbestos found within the prefabricated structure. This would fall within the responsibility of the applicant and property owner to ensure that this is carried out correctly and in accordance with the relevant laws and it cannot be considered as part of the planning process.

Conclusion

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.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally.

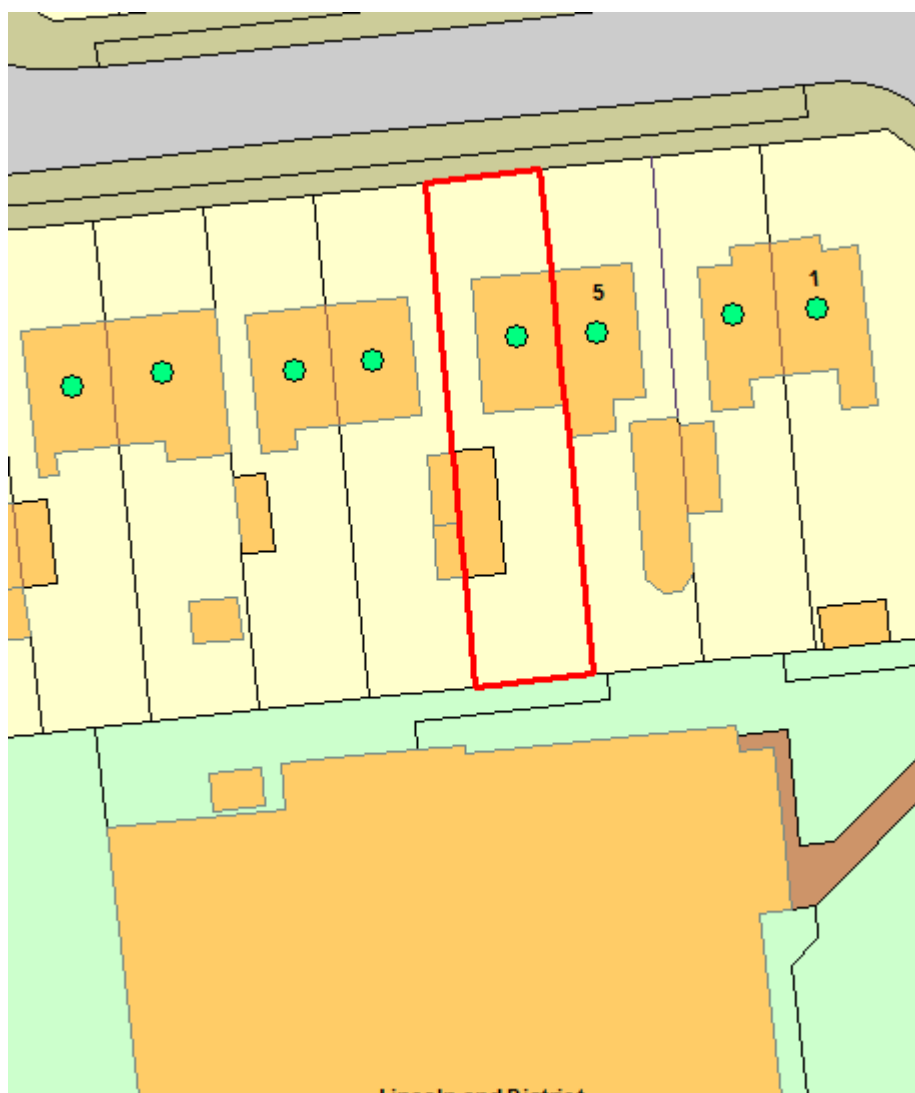
Recommended Conditions

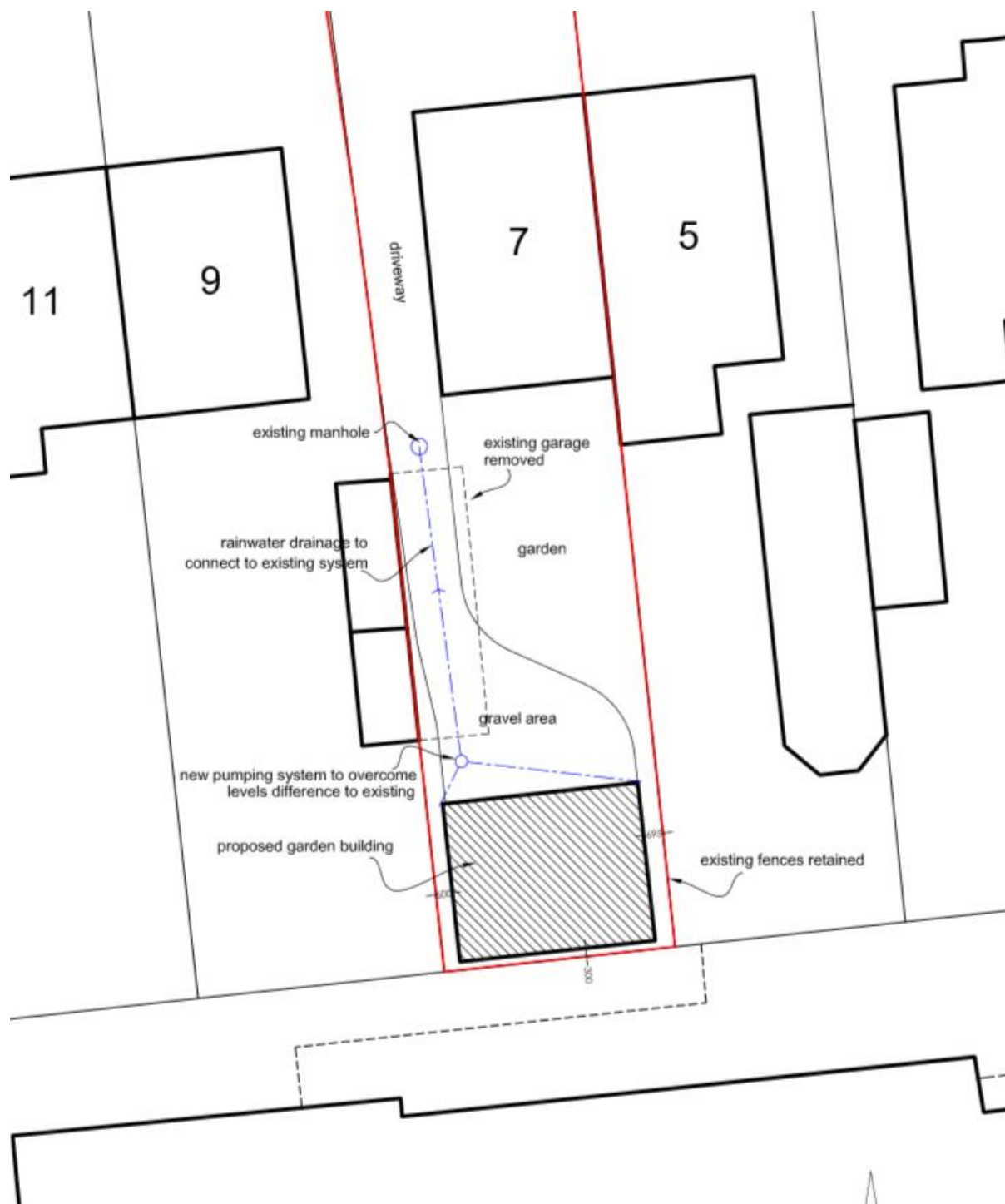
1. Development to commence within three years
2. Development in strict accordance with the approved drawings
3. Details/samples of materials prior to commencement of works
4. Removal of garage prior to development commencing
5. The proposed drainage scheme shall be implemented on site prior to the commencement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

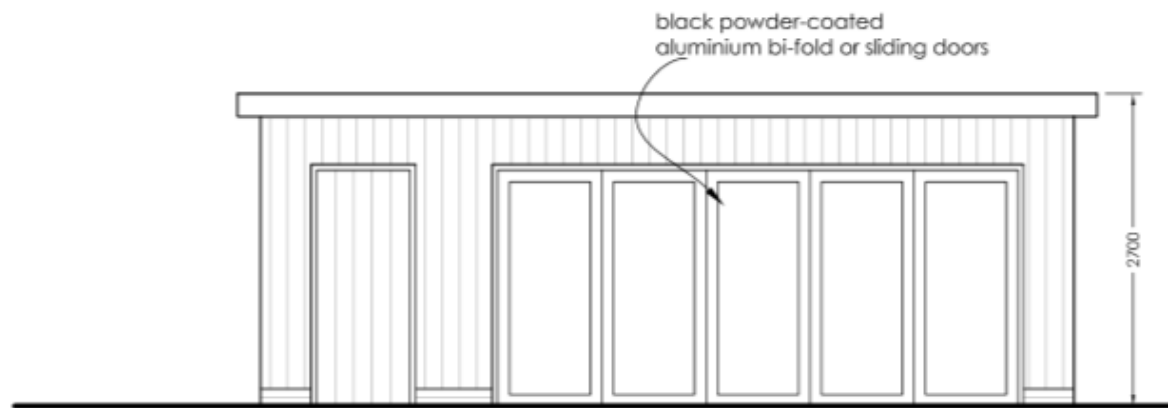
This page is intentionally blank.

2022/0251/RG3 – Drawings and site photographs

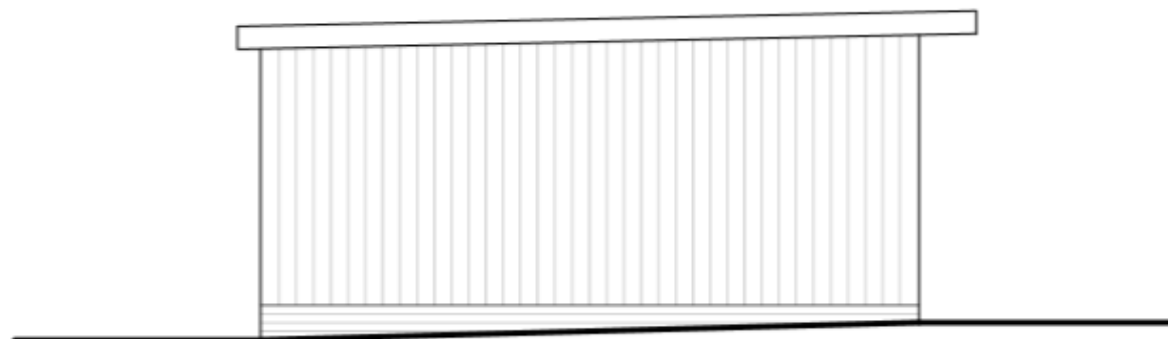
Site Location

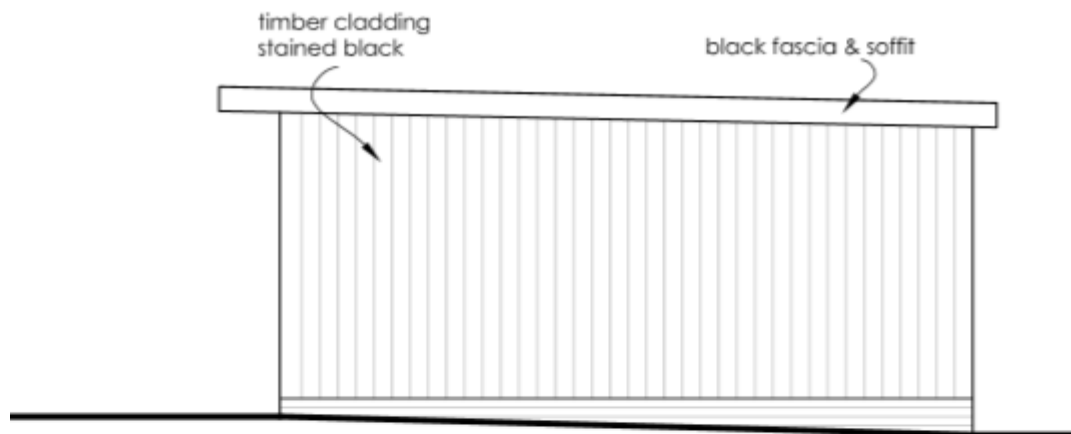




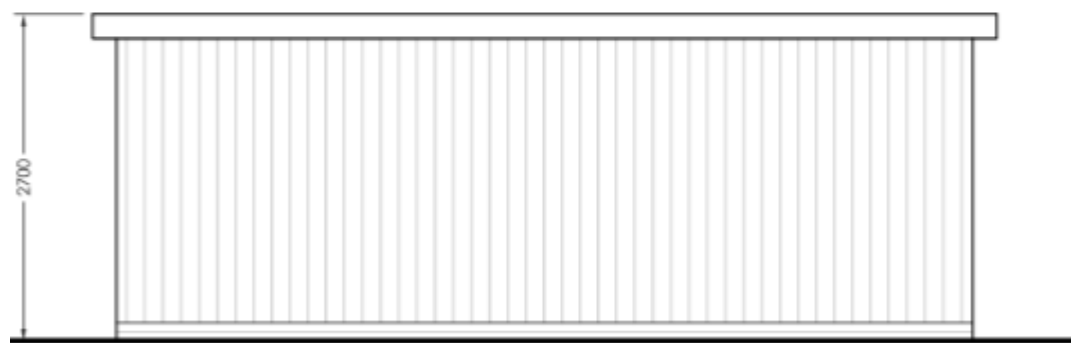


North Elevation

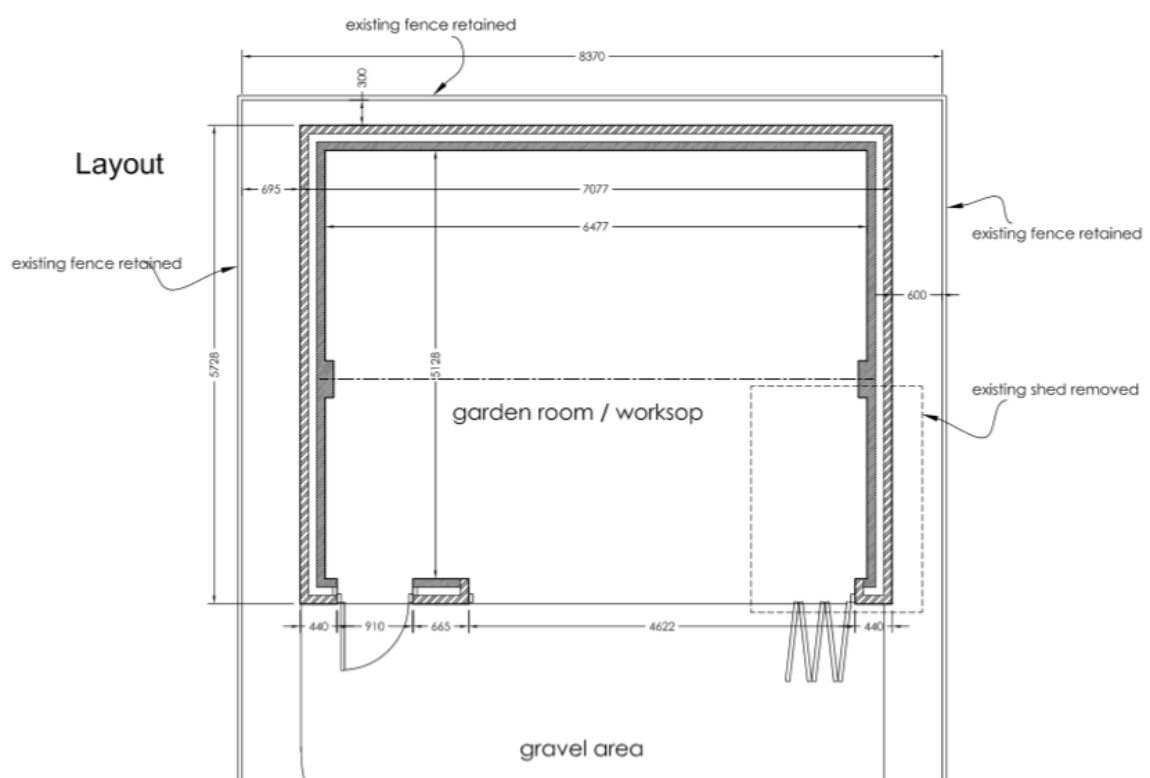




West Elevation



South Elevation



Site Photos











This page is intentionally blank.

2022/0092/HOU – Written Representations



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

To: Lincoln City Council

Application Ref: 2022/0092/HOU

Proposal: **Erection of single storey outbuilding to rear elevation**

Location: **7 Western Avenue, Lincoln, Lincolnshire, LN6 7SR**

With reference to the above application received 14 February 2022

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.

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 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.

Case Officer:

Date: 22 February 2022

Becky Melhuish

for Warren Peppard
Head of Development Management

5 Western Avenue
Lincoln
LN6 7SR

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

7 March 2022

Dear Sir

Planning application 7 Western Avenue, Lincoln, LN6 7SR
Your Ref 2022/0092/HOU

Objection letter

Residential Amenity

- Overlooking and Loss of Privacy - the construction of the neighbouring garden room/workshop would result in a very significant level of overlooking and loss of privacy into our property:-
 - The applicant's "Layout & Elevations Drawing (Drawing No: ST-493/02 – Revision P1)" shows the proposed building is large in profile with a height of 2.7m above ground level, extending along the vast majority of the width of the applicant's plot and 6m northwards into the applicant's garden. The floor area is approximately 51 square meters, the overall size is approximately 137 cubic meters and looking at the "site layouts" drawing as submitted, the floor area does not appear to be much different in size to the floor area of the applicants main residence.
 - The building includes bi-folding doors, looking northwards back towards the applicant's property and, in turn, the applicant's neighbouring properties, including ours.
 - The building is also situated on slightly higher ground than our property, due to the previous owner adding a layer of topsoil for a vegetable garden. This together with the building's height would, therefore, be substantially higher than the boundary fence with the applicant's land, the fence is 6 foot (1.8m) in height and would result in the applicant being able to see over the fence and directly into our entire outdoor amenity space. This would be particularly the case for our patio immediately adjacent the southern elevation of our property given it is raised, as demonstrated in Photograph 6 attached, but also the grassed area of our garden which is not raised (as demonstrated in photograph 4 attached).
 - Furthermore, it is also considered that there would not just be overlooking and a loss of privacy of our outdoor amenity space, but also the main indoor living spaces. Our open-plan kitchen-diner and living room are situated on the southern side of the ground floor of our property and like most people, we spend the majority of our time

in these rooms. The applicant's proposed building, with its north facing orientation, would look directly into these rooms and would result in a significant amount of overlooking and loss of privacy when using these rooms, which currently does not occur. The height of the bi-fold doors will also result in a clear view into the bedrooms at the rear of our property.

- o The dimensions, scale and massing are of a size which would also create a built element in close proximity to our property and outdoor amenity space and provide a dominant and overbearing structure which will add to the loss of privacy.

For the reasons set out above, it is considered the application is contrary to the requirements of "Amenity Considerations" in policy LP26 (Design and Amenity) of the adopted Central Lincolnshire Local Plan (CLLP), which clearly states that *"the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development"*.

- Overshadowing and Loss of Light - the erection of the neighbouring garden/room workshop would result in a very substantial level of overshadowing and loss of light:-
 - o The positioning of the applicant's building being positioned to the south west of our property and the building's dimensions; scale; and massing, extending substantially into the applicant's garden northwards, would result in significant overshadowing and loss of light into our outdoor amenity space, when the sun moves round during daylight hours.
 - o This is particularly the case for our patio in the southern half of our garden (as demonstrated in photograph 3 attached) and worsened given the applicant's land is already higher in level than our garden, as stated above.
 - o Therefore, it is considered the building is contrary to the requirements of policy LP26 (Design and Amenity) of the CLLP, specifically relating to the *"Amenity Considerations, bullet points n (Overshadowing) and p (Loss of light)"*. Again, the policy clearly states that *"the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development"*. It is considered that the overshadowing and loss of light would unduly harm the enjoyment of our property as a result of the proposed building.
- Adverse Noise, vibration and increase in artificial light or glare
 - o The application documents suggest the building could be constructed for the applicant to use a workshop, given the term "garden room/workshop" is included on the applicant's Layout & Elevations Drawing (Drawing No: ST-493/02 – Revision P1). This document also suggests the proposed driveway running past the applicant's northern elevation of this property will continue to the proposed building itself and be laid to gravel.
 - o If this is the case, the use of workshop tools, which are often loud, would create a significant new source of noise - such noise would be in stark contrast to the usual noise sources found in a residential location, such as Western Avenue.
 - o Also, if vehicles are driven to the building along the proposed gravel driveway, it would also create additional noise from the vehicles engines and vehicle's tyres running over the gravel.
 - o Furthermore, if this is done during hours of darkness, the internal lights of the building and vehicles would create a new very significant source of light and glare in the direction of our property, which is not currently experienced and would diminish the enjoyment of our property.

- Therefore, it is considered the building is contrary to the requirements of policy LP26 (Design and Amenity) of the adopted CLLP, specifically relating to the “Amenity Considerations, bullet points q (Increase in artificial light or glare) and r (Adverse noise and vibration)”.

Potential Flood Risk and Drainage Issues

- The properties at the eastern end on the southern side of Western Avenue often floods during rainfall, due to the land levels being lower at this end of the Western Avenue and poor drainage in the area. See photographs 7-11 showing the flooding from recent rainfall in our garden.
- Our property is particularly affected due to the applicant’s land being higher in elevation than our property, as previously stated.
- It is considered the inclusion of a permanent structure, would not only reduce the area where rainwater could infiltrate into the soil, but also is adding another structure where rainwater would need to runoff into the surrounding ground. Given our garden is situated immediately adjacent the building on lower lying land and we already have a drainage issue, it is considered the proposed building will make this situation worse.
- It is therefore, considered that the application is contrary to policy LP14 (Managing Water Resources and Flood Risk) of the adopted CLLP and policy S20 (Flood Risk and Water Resources) of the emerging CLLP. Furthermore, the applicant has not demonstrated how water runoff from the building’s roof will be dealt with to ensure flooding and drainage can be suitably dealt with.

Impact on Character of Area

- It is also considered that the building would not be in-keeping with the character of the area.
- The prevailing character of the properties along the southern side of Western Avenue are dwellings facing north to south and the only buildings to the rear (south) of the properties are single-storey garages or garden sheds. These garages and sheds are predominately immediately to the south east or south west of the dwellings rear elevation with only a small number having sheds along their southern boundaries.
- None of the properties appear to have brick-built structures which are the full width of their gardens/plots along their southern boundaries.
- Therefore, for the reasons set out above, it is considered that the applicant’s building is out of character of this prevailing context along the southern side of Western Avenue and is contrary to policy LP17 (Landscape, Townscape and Views), specifically the section relating to “Character and Setting”.

Other Matters

- Trees and Hedges
 - It is noted on the planning application form that the applicant has stated there are no trees or hedges on or immediately adjacent the applicant site.
 - However, this is incorrect as there are trees in the southern section of the applicant’s garden where the building is being proposed and there is also a leylandii hedge on the applicant’s southern boundary (as demonstrated in Photograph 3 attached).
 - Therefore, we would expect that a tree and hedgerow survey should be undertaken by the applicant.

- Asbestos
 - We also understand that the roof of the applicant's existing garage, which he is proposing to remove as part of the application, contains asbestos.
 - Although not a planning matter, we are concerned about the well-known environmental and health impacts of asbestos if the roof is not disposed of correctly.
 - Therefore, we like to make the Council aware of this, in case they are unaware and politely ask that the Council ensures the applicant disposes of the asbestos roof correctly using specialist contractors in the event the garage is demolished.
- Site visit
 - It is noted on the planning application form that the proposed building will not be seen from the road. Given the applicants intention to demolish their existing garage and the height and size of the proposed development it is thought most likely that it will be visible from Western Avenue and it will be clearly visible from Hall Drive looking to the west
 - Finally, we feel it would be most beneficial for the Case Officer to undertake a site visit to consider the potential impacts of the proposed building on our property and the case officer would be more than welcome to visit our property.

Conclusion

- In conclusion, it is considered that this application should be refused by Lincoln City Council on the following grounds:-
 - The proposal would create very high levels of overlooking into our property both internally and into the outdoor amenity space, which in turn, would result in a very significant loss of privacy (policy LP26);
 - The building with its significant dimensions and being positioned to the south west of our property, would create significant overshadowing and loss of light into our outdoor amenity space (policy LP26, specifically "Amenity Considerations" bullet points n (Overshadowing) and p (Loss of light));
 - The application documents suggest the building could be used as a workshop. If so, this would create significant amount of noise from workshop tools and vehicle engines, together with the internal lights of the building and vehicles would create a new very significant source of light and glare, which is not currently experienced and would diminish the enjoyment of our property (policy LP26, specifically relating to the "Amenity Considerations" bullet points q (Increase in artificial light or glare) and r (Adverse noise and vibration)).
 - The properties at the eastern end on the southern side of Western Avenue often floods during rainfall. The proposed building would not only reduce the area where rainwater could infiltrate into the soil, but also add another structure where rainwater would need to runoff into the surrounding ground, making the current flooding and drainage issues worse (policy LP14 of the adopted CLLP and emerging policy S20).
 - The inclusion of a permanent structure along the applicant's southern boundary is contrary to the prevailing character of the properties situated along the southern side of Western Avenue (policy LP17, specifically relating "Character and Setting" section of this policy;

Yours faithfully

C S & K E Archer
Encs
Photos 3, 4, 6
Photos 7-11

Photo 4



Photo 6



Photo 3



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



**11 WESTERN AVENUE
LINCOLN
LN6 7SR**

4TH March 2022

Planning Department
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln

Dear Sirs

Re: Planning Application – 7 Western Avenue Lincoln
Application Number 2022/0092/HOU

I would like to object to the above planning application on the following grounds.

1. The proposed building will increase the flood risk within the immediate vicinity due to the fact that there is no provision for any additional drainage or run off from the building. The site in question is already higher than the neighbouring gardens which constantly flood and during times of normal rainfall and do feel that the building is contrary to policy LP14 of the adopted CLLP – Section 20. I have attached a photograph showing the flooding of the garden during the summer of 2021 which shows the considerable amount of water and the ingress into the garden from the rear boundary which only increase should this development occur
2. The building is out of character with the properties in the surrounding area- and due to the height and size will be highly visible to all the neighbouring properties as none have any constructions on their southern boundary and especially as it is the full with of the garden.
3. There will also be an impact on the properties due to the increased noise level due to the building being used as a workshop which creates higher noise levels than a normal garage. The access to the building via a gravelled driveway will also increase the noise level leading to very stark noise from this form of material used together with the vehicle noises. If the property is being used during the hours of darkness then there would also be the infiltration of light into the neighbouring properties especially at first floor level from both the workshop and the vehicles entering and exiting the building.
4. There would also be a loss of privacy as the building is facing north and will look directly onto the rear of the neighbouring properties and due to the fact that as previously mentioned the garden is already higher than the adjacent properties and is a meter higher than the neighbouring fences would cause intrusion and would affect the amenities and enjoyment of the properties.
5. The application makes no mention that there are already trees on the boundary of the property and their impact of removal. Currently there is a leylandii hedge together with yucca trees.

6. The application does state that in order to access the proposed new building it would be necessary to demolish the existing garage which does have an extensive asbestos roof which will need correct disposal in accordance with local authority regulations.

In conclusion we would say that the proposed development creates numerous issues including loss of light, privacy, increased flooding, increased noise and not being in keeping with the area.

Yours faithfully,

David and Gillian King



Mr Gary Dalziel
9 Western Avenue
Lincoln
LN6 7SR

FAO – Development Team
Ref: 2022/0092/HOU

Dear Sir/Madam

Thank you for your recent letter addressing the planning application you have received from 7 Western Avenue for the proposed erection of a single storey outbuilding. I have now had chance to look over the proposal and plans, and after considering at all the details and how the proposed erection would affect my property and our lives, unfortunately I write to you today to oppose the plans.

Scale and Height

The first issue I raise is the proposed buildings scale and height. The applicant's plans indicate that the building would occupy a substantial proportion of the applicants garden lengthways, and be almost fence to fence widthways with a height of 2.7m above ground. The sheer size of the proposal would cause harm to the appearance of my property. The size indicated would mean the building would stand significantly above the height of the current boundary fence and would span the majority of the bottom half of my garden/grassed area. The building would be a dominant and overbearing structure that is far from in keeping with other outbuildings in the area.

Overlooking

The proposed building would cause a significant level of overlooking into my garden and home. The proposed plans show that the applicant intends to install bi-folding doors as well as a main door. There is no indication as to the type of doors these would be, but if in keeping with a garden room building, one would presume these would be of the open window type – much like the applicant currently has to the rear of his house. If this is the case, given the height of the building and as the plans show, these doors will protrude above the boundary fence, giving full view into my garden and the rear of my home to whomever would be inside, resulting in a significant loss of privacy that is not currently present.

Overshadowing

The proposed building would result in a substantial level of overshadowing and loss of light to our garden. The size and scale of the building would mean our garden is shadowed by a dominant brick-built building that would block the sun as it moves round during the day. Our grassed area and flower beds would be affected by this and therefore our ability to enjoy our garden.

Noise, Disturbance and Pollution

The proposed building is also referred to as a "workshop", given what we already know of the applicant we can assume that to mean some draw to his interest in motor vehicles. It would appear the proposal shows a driveway for access to the workshop is included in the plans which again draws me to the conclusion of "motor workshop" with the driveway in place for vehicle access. This raises serious concerns for us in terms of noise and disturbance. Workshop tools and machinery are loud and would cause vibrations. There is also the concern for engine noise as well as air pollution from vehicle fumes. Currently Western Avenue is a quiet and respectable residential area with many residents being of a more mature age, the noise pollution from this type of workshop would cause disturbance not just for the immediate neighbouring properties but also for the wider area. Another concern with a workshop proposal is the increase in vehicle traffic which adds to noise and air pollution. All the houses along Western Avenue have driveways, however given the streets close proximity to local schools and Lincoln City Football ground there is already on occasion extra traffic and extra vehicles parked on the street. Should the applicant proceed with a workshop of the motor variety this could bring with it extra vehicles which would be parked alongside and immediately outside of my property, creating parking and access issues. Also, if the applicant was to use the building as a motor vehicle workshop, the running of engines would cause there to be significantly more air pollution and would affect the air quality for me and my family when using our outside space.

the garden's boundary. These trees are managed by the Bowl's Club to the rear and when these are trimmed it is likely to be on a level with the height of the proposed building. I would also like to note here that this is from ground level in my garden, the applicant's garden sits higher than mine so the height would be taller than the top of the wood I am holding.

Photo 3 – Can I draw your attention again to the piece of wood I am holding, this time demonstrating where the building proposed would come forward to. This picture also offers example to the height of the proposed building being more so than that of anything currently standing.

Photo 4 – This image shows the view from the middle of my grassed area in the garden. As you can see there is clear view to my lounge/dining area and also into the master bedroom and balcony – also that of number 11 Western Avenue.

Photo 5 – This is an image taken from my balcony – this goes to demonstrate how the view of the area would be affected by the proposed building and how unfitting it is with the current surroundings.

Photos 6,7,8 &9 – These images demonstrate the flooding and drainage issues. These images were taken recently on 20/02/2022 after minimal rainfall. These images are on my side of the fence between myself and the applicant's address.

Photo 10 – This is an older photo but one I happened upon in my photo gallery that demonstrates the flooding effect – as you can see the grassed area is swamped.

Photo 11 – This is an image from my hallway window, where you can see the applicant's security camera mounted to the front corner of his home.

I thank you for taking the time to consider these points when making your decision to approve or deny the application from No. 7 Western Avenue.

Many Thanks
Gary Dalziel























Comments for Planning Application 2022/0092/HOU

Application Summary

Application Number: 2022/0092/HOU
Address: 7 Western Avenue Lincoln Lincolnshire LN6 7SR
Proposal: Erection of single storey outbuilding to rear.
Case Officer: null

Customer Details

Name: Not Available
Address: 1 Western Avenue Lincoln

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: We live at 1 Western Avenue on the easterly end of the street at the junction with Hall Drive.

We are objecting to the proposed development in the garden of 7 Western Avenue on the grounds of flooding risk and drainage issues.

During rainfall the middle/westerly area of our rear garden floods due to the land being low and poor drainage at this easterly end of Western Avenue.

The flooding starts in the neighbouring properties of No.5 & No. 3, the water then spreads beyond the boundary garden fence line with our neighbour (No.3) into our garden (lawn area and soil border) which then becomes saturated and flooded.

The construction of a permanent building/foundations in the garden of 7 Western Avenue will reduce the ground area where rainwater can permeate, furthermore the surface water from the proposed building roof will runoff into the remaining ground area, and so exacerbating the existing garden flooding issues experienced by ourselves and our neighbours at No. 5 & No.3 Western Avenue.

<https://check-long-term-flood-risk.service.gov.uk/risk> - the property search/map to check for long term flood risk, shows our rear garden as being at high surface water flooding risk and is coloured blue in the area where the flooding/poor drainage occurs.

Finally, it is considered that this application is contrary to policy LP14 (Managing Water resources and Flood Risk) of the adopted CLLP and policy S20 (Flood Risk and Water Resources) of the

emerging CLLP.

Yours faithfully

Fiona Hudson-Brown & Paul Brown
1 Western Avenue, Lincoln, LN6 7SR

Ref Planning Application 7 Western Avenue, Lincoln, Lincs, LN6 7SR

Dear Sir/Madam

Being in close proximity to the proposed building i would raise a few concerns that may well include certain issues that will no doubt be considered when discussing to approve or not.

- My rear garden already is subjected to large amounts of sitting water because of a distinct lack of drainage in our area. I understand the applicants garden is a little higher than others and coupled with a proposed new build on that garden would only worsen the current situation where drainage is concerned.

- There is also a concern that the proposal is of a single storey outbuilding. The usage of this outbuilding is not stated/known therefore if there is a possibility of it becoming a workshop or similar it could be reasonable to assume a degree of noise could be then likely. In addition if noise would be a factor with this proposal the duration during the day of this would be a concern.

- These are the main points I would be concerned about over this proposal.

Yours faithfully

Richard Turner
3 Western Avenue, Lincoln, LN6 7SR

Comments for Planning Application 2022/0092/HOU

Application Summary

Application Number: 2022/0092/HOU
Address: 7 Western Avenue Lincoln Lincolnshire LN6 7SR
Proposal: Erection of single storey outbuilding to rear. (Revised)
Case Officer: Tom Hobson

Customer Details

Name: Not Available
Address: 3 Western Avenue Lincoln

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
Comment: With regard to this revised application I now have further concerns than with the first application.

The current drainage system is widely known to be inadequate in our location which is corroborated by a councillor's report highlighting this fact and attached to this case.

The revised application drawing shows captured rainwater being channelled through the existing drain system ie from the applicants address no.7 and across the rear of no.5 (the host drain) and where the drains of no.'s 3 and 1 join into the host drain which in turn forwards the water and sewage toward the main sewer.

As mentioned previously the drain system is already inadequate and there is a real risk of flooding due to an excess of water input. In addition it is a concern that should the drain network flood then there is the probability of this causing the sewerage content and flood water to combine.

Whilst issues in respect of the drains alone were raised in the initial application, the revised application could in fact cause those drain related concerns to double. The other concerns away from the drains remain in place.

Regards
Richard Turner

5 Western Avenue
Lincoln
LN6 7SR

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

23 May 2022

Dear Sir

Planning application 7 Western Avenue, Lincoln, LN6 7SR
Your Ref 2022/0092/HOU

Objection letter 2

Further to your letter of 29th April 2022 advising of revisions to the application.

Potential Flood Risk and Drainage Issues

Further to previous concerns raised in regard to flood risk and drainage issues, we note that the revised plan ST-493/01 rev. A has been submitted, presumably in an attempt to address the concerns raised that the proposed building will exacerbate an existing flooding issue at my property and that of my neighbours and surrounding area.

This revised plan indicates that surface water will be connected from the proposed building roof into the existing system in the garden of no.7 to manage this issue. The point of connection is an Anglian Water Combined sewer which runs to the rear of our properties.

As this system also runs through my property, I am aware that this combined system is very shallow. Due to the lower level of the gardens, the new gravity connection indicated on the plan will likely not be achievable. This solution will therefore not address the concerns raised with regard to exacerbating our existing flooding issues.

Furthermore, as there are existing capacity issues with this sewer, the connection would introduce a new low point in the combined sewer network. This would be at increased risk of flooding than the existing network in the event of surcharge. This would not only further exacerbate the flooding issue but also pose a risk of introducing contaminants to the flood water from the foul effluent in the combined sewer system.

Please also see attached letter received recently from Councillor Clarke regarding surface water flooding in Hall Drive which is situated very close to our properties.

Adverse Noise, vibration and increase in artificial light or glare

Further to previous concerns raised, there is a distinct lack of clarity on the intended use of the proposed property. Drawing ST-493/01 revision A uses the description new garage and workshop as does drawing ST-493/02 revision A. However, on drawing ST-493/02 revision A within the drawing it is described as "garden room/workshop". It would appear that garage/workshop is the intended use and all concerns raised in our letter of 7th March 2022 all very much still apply

Yours faithfully

Mrs K Archer

Dear Residents

Update on the issue of surface water flooding in Hall Drive

Specialist company from Coventry have been cutting roots from pipes and manholes

Apparently, the roots were the cause of the problem, which was causing the surface water

To surcharge.

Next lining of the surface water pipes and any additional repairs that are required to the pipes



Kev Clarke Boutham County Councillor



Cllrk.clarke@lincolnshire.gov.uk

Comments for Planning Application 2022/0092/HOU

Application Summary

Application Number: 2022/0092/HOU

Address: 7 Western Avenue Lincoln Lincolnshire LN6 7SR

Proposal: Erection of single storey outbuilding to rear. (Revised)

Case Officer: Tom Hobson

Customer Details

Name: Mrs gillian King

Address: 11 Western Avenue Lincoln lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have seen the revised plans relating to the above planning consent and find that very little has altered from the originals.

The height of the building has been reduced at boundary level to 2.7 metre which is still higher than the recommendations of the planning notes at 2.5 metres. The change of a name means nothing as it is the use that matters together with the ancillary factors.

The drainage is still of a concern as it states that it will be connected into the manhole at No 9 which is not surface water but foul sewage as well and should there be any blockage then this would run back down to the bottom of the proposed building due to the incline. If the surface water were to be drained in this way then water does not go uphill and some form of mechanical option would have to be used which would also cause more noise. There is no other option for drainage as the water to the building behind is already not adequate leading to flooding over the gardens (but this is surface water). The drainage system is old and as it is a mix of foul and surface water is not satisfactory for more volume to be added without new means of either separation or alternative disposal.

The useage for commercial vehicles is still a concern especially being driven over loose gravel and lighting flooding neighbouring gardens at all times of the night.

Application Number:	2022/0285/FUL
Site Address:	145 Wragby Road, Lincoln, Lincolnshire
Target Date:	3rd June 2022
Agent Name:	Children1st
Applicant Name:	Miss Jacqui Mason
Proposal:	Replacement of existing shed and erection of outbuilding/play room (Retrospective).

Background - Site Location and Description

The application is for the erection of an outbuilding within the grounds of 145 Wragby Road. The application is 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 is larger.

The premises is a two storey building which operates as a nursery. An application was made to the Local Planning Authority (LPA) in 1995 to turn the property into a day nursery. The LPA had concerns regarding from increased vehicular movements and general noise and disturbance. Further information was sought by the LPA from the applicant and conversations were ongoing with the Highway Authority. The application was subsequently not determined within its statutory target date and the applicant appealed to the Planning Inspectorate against the council's non-determination of the application.

The inspector concluded that the extra traffic movements would not cause unacceptable loss of residential amenity and permission was granted for the change of use to a nursery.

The application has received 6 objections and is therefore brought before Planning Committee for a decision.

Site History

Reference:	Description	Status	Decision Date:
2014/0915/F	Erection of single storey extension to north elevation and extended entrance foyer. Alterations to existing car park and vehicle entrance. (Resubmission)	Granted Conditionally	13th April 2015
LD12/0644/95	Change of use of property from residential to a day nursery.	Granted Conditionally	21st February 1997

Case Officer Site Visit

Undertaken on 16th June 2022.

Policies Referred to

- Policy LP26 Design and Amenity

Issues

- Impact on Visual and Residential Amenity

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received

Public Consultation Responses

Name	Address
Mrs And Mr S And R Ormston	1A Carlyle Walk Lincoln Lincolnshire LN2 4PW
Mr Tim Evans	5 Darwin Court Lincoln Lincolnshire LN2 4RY
Mr And Mrs M And A Callow	1 Carlyle Walk Lincoln Lincolnshire LN2 4PW
Jenny Ciabattoni	
Janet And David Simpson	6 Carlyle Walk Lincoln Lincolnshire LN2 4PW
Malcolm Walker	3 Carlyle Walk Lincoln Lincolnshire LN2 4PW

Consideration

Policy Context

Paragraph 11 of the revised National Planning Policy Framework outlines that decisions

should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 81 states that "Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future."

Policy LP26 of the Central Lincolnshire Local Plan 'Design and Amenity' is permissive of alterations to existing buildings provided the siting, height, scale, massing and form relate well to the site and surroundings, and duly reflect or improve on the original architectural style of the local surroundings; and use appropriate high quality materials, which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability. In relation to both construction and life of the development, the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.

The principle use of the site was established under application LD12/0644/95. In terms of the planning permission, there is no restriction on the number of children that could attend the nursery although this will be restricted based on staff levels by other Early Years Guidance and Legislation.

There have been 6 objections submitted against the proposal. These include concerns regarding: the application being made retrospectively, parking, traffic and noise experienced from the nursery, the visual impact of the shed, the concern that the proposal will result in more staff and children at the premises.

Several of the objection letters highlight concerns around the intensification of the use of the nursery particularly given the level of traffic experienced by neighbours as a result of the existing nursery. Whilst officers sympathise with these issues and indeed the Local Planning Authority highlighted these concerns with the Planning Inspectorate during the 1995 appeal hearing; the use as a nursery has planning permission and therefore the only consideration for the current application is whether the replacement shed is acceptable.

The outbuilding replaced a previous smaller shed in the same position. The applicant states that proposal would be used as a playroom and storeroom for when the children are playing or eating outside. The applicant also confirmed that the outbuilding does not result in an increased number of children at the nursery.

The outbuilding is positioned on the north-eastern boundary, adjacent to Carlyle Walk. The boundary is defined by a wall. As with the previous outbuilding, it is visible above the boundary wall. The outbuilding is of wooden construction and whilst it is larger than the previous outbuilding, it is not unduly prominent or harmful to visual amenity particularly as the boundary is enclosed from the street with a wall at this point. Furthermore, given the single storey nature of the proposal it is not considered to cause loss of light or appear overbearing when viewed from neighbouring gardens. Windows within the shed face into the application site and would therefore not alter the previous relationship in terms of privacy.

Given the nature of the proposal, officers consider the outbuilding is likely to only be used during the warmer months of the year when the children would already be outside in the garden area. Taking this into account, and that there was already a shed in the same position albeit smaller, officers do not consider that the shed would be the result of an unacceptable increase of noise and disturbance to neighbouring properties. The City Council's Pollution Control Officer has raised no objection to the proposal.

The outbuilding is not harmful to visual amenity and would not cause undue harm to the amenities which neighbouring occupiers may reasonably expect to enjoy, in accordance with CLLP Policy LP26.

Highway Safety, Access and Parking

No alterations are proposed to the access or parking arrangements.

Lincolnshire County Council as Highway Authority has assessed the application and has no objections in terms of highway safety or traffic capacity

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

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

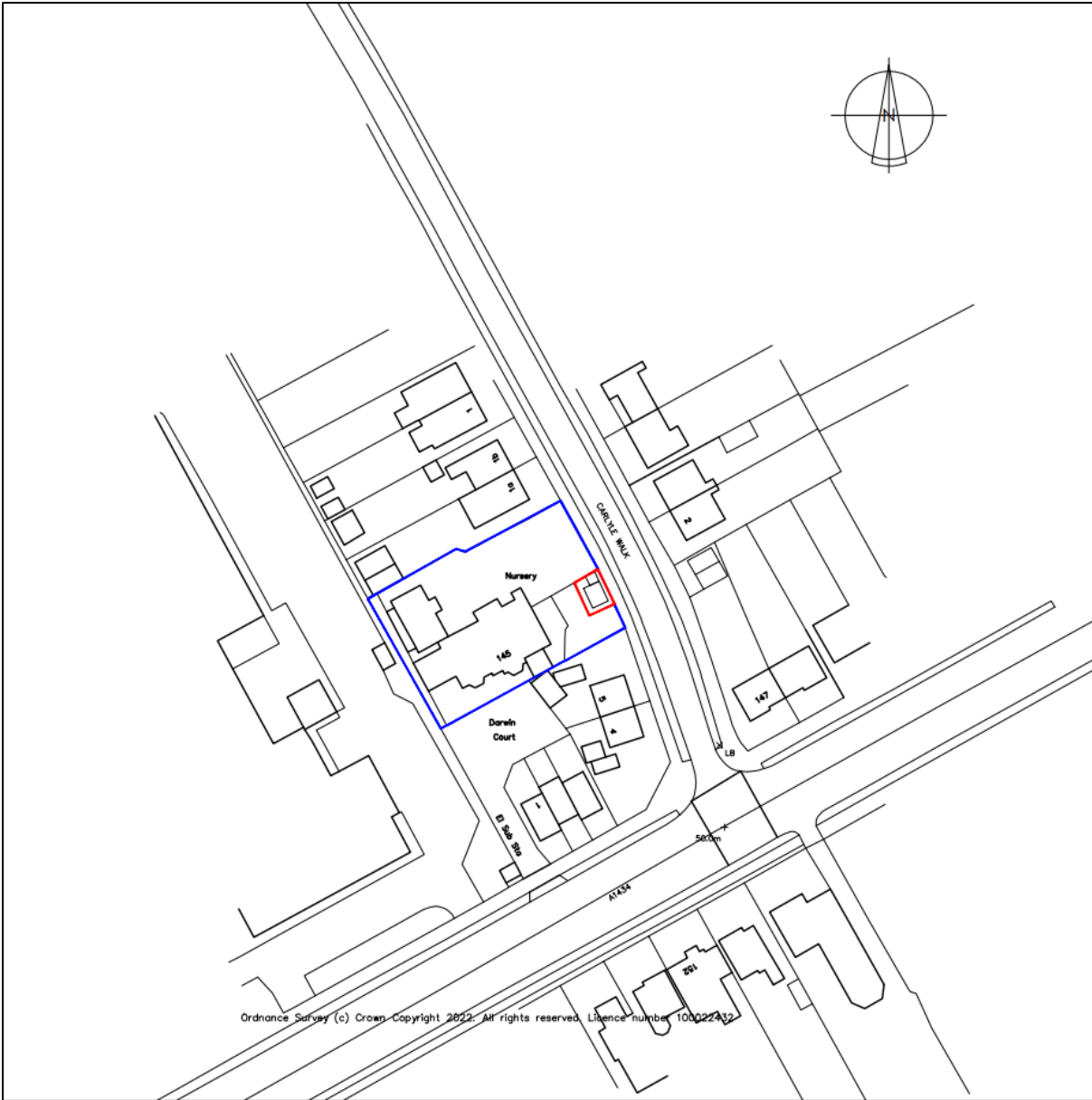
The outbuilding would not be detrimental to the residential or visual amenities of neighbouring properties in accordance with LP26 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted



















1 Carlyle Walk Lincoln Lincolnshire LN2 4PW (Objects)

Comment submitted date: Mon 25 Apr 2022

Dear Mr Manning.

It has come to my attention that a retrospective planning application has been applied for a proposed development at 145 Wragby Road Lincoln LN2 4PW, to replace an existing shed with a new outbuilding/playroom.

As per usual there has been no consultation with the residents of Carlyle Walk who would be most affected by this. 145 Wragby Road is The Children 1st Nursery and I would have thought the owner of the nursery would be aware of the planning rules before he erected the outbuilding/playroom, maybe he was just trying to dodge the objections he knew would come.

Over the years the nursey has grown and this has had a big impact on the local residents that live nearby.

For some reason the staff and patrons of the nursery do not use the nursery cark park and instead park on the road, the grass and on double yellow lines. They block peoples driveways and at peak times, in the morning and late afternoon there are always problems accessing Carlyle Walk.

I fear any further growth will only add to our existing problems and I would therefore ask the planning authority to refuse this application. I know over the years the planning authority have ignored all previous objections that have been raised by local residents and I expect the same thing will happen this time. It is quite clear that the planning authority are totally oblivious to how their decisions impact on the local community.

In short the new outbuilding/playroom is much larger and more imposing than the shed it has replaced and I fear it will increase the capacity of the nursery. Bearing in mind the address is 145 Wragby Road the only access to and from the nursery is via Carlyle Walk and with it being a very narrow no-through road it cannot cope with any increase in traffic.

Yours sincerely.

Mr M Callow and Mrs A Callow.

Not Available (Objects)

Comment submitted date: Mon 25 Apr 2022

I wanted to put in writing that I am opposed to the additional building being constructed in the nursery grounds. It will, ultimately mean more children, staff and

parents. We already have a great problem with staff parking in a very narrow road. They were eventually granted planning permission having been rejected first time round due to the parking problem. This parking problem has now got worse, I have already written to you about this but haven't had a reply yet. Please could you reply me. Thank you

1A Carlyle Walk Lincoln Lincolnshire LN2 4PW (Objects)

Comment submitted date: Mon 25 Apr 2022

Dear Mr. Manning,

We are not happy for this retrospective application to be agreed, for a number of reasons;-

- a) The original shed was a small garden shed approx. 6ft. X 3ft., the footprint was a lot smaller than this new building.
- b) This new building is just that, a new building that is now a permanent structure, whereby the original shed was NOT permanent.
- c) This new building is now right up to, and shows above, the boundary wall of the nursery.
- d) The design of the building does not fit in well with the present house.
- e) At the present time the children are quite happy to make use of the play room and areas within the present building.
- f) Perhaps this new building is required as the nursery is expecting to take in more children? If this is the case, then the problems that are present regarding access, street parking in this very narrow residential road on yellow lines and blocking access to properties and the noise of banging car doors and crying children, will be greatly exacerbated.

The parking problems in Carlyle Walk are horrendous at times, and the weekends are a relief. We have had difficulty on numerous occasions trying to enter or leave our property, by parents of nursery children parking across our driveway, which incidentally itself is covered by double yellow lines, Often the cars are devoid of drivers, as they take their child/children into the nursery, and if there is a driver in the vehicle, they state that they will only be parked for 2 minutes. This is ridiculous as the time needed to wait for staff, and hand over the child/children, takes a lot longer, especially if there are a number of parents waiting in the car park. This in itself is a worry with Health and Safety, having young children running about in a car park with the movement of vehicles.

We appreciate that anything we disagree with will not make any difference to the outcome, as this was displayed when the residents of Carlyle Walk objected to the large extension the nursery to house the babies and the residents stated the problems that would occur. We have been proved correct in our worries about this business being in this small, narrow residential street.

Could you please acknowledge receipt of this e-mail.

Yours sincerely,

Mrs. S. Ormston and Mr. R. Ormston

6 Carlyle Walk Lincoln Lincolnshire LN2 4PW (Objects)

Comment submitted date: Mon 25 Apr 2022

My husband and I wish to object to this proposed retrospective planning application at the above address. Reasons for this are as follows:

1. Shouldn't the Children 1st Nursery owners have applied for planning permission before any building began and notification of intent placed on their gates? It seems underhand that it has taken a resident's concern about the building being built and finished before the Council was alerted and a retrospective application at necessary.
2. Carlyle Walk residents anticipate that this 'playroom' will instigate an increase in children numbers and thereby will raise the number of cars into Carlyle Walk (where we already have to accommodate Christ Hospital School traffic). The Nursery car park is taken up with staff parking minimising available spaces for parents and also staff parking in empty places in Carlyle Walk (which is only a narrow road) thereby forcing parent's cars to over spill onto the verges, on top of the yellow lines and across resident's drives. The parents and children have to queue in the car park sometimes for up to 20mins. for admittance into and picking up from the Nursery entrance with cars clipping their heels and exposing young lungs to exhaust fumes. This facility has an over capacity of children and cars already.
3. The newly erected building is of a modern design and doesn't blend with the main house and is easily visible above the Nursery wall and from our homes. As this building is wooden and stands very close to a wooden fence and the public highway, this constitutes a fire risk.

Will you please take our concerns about this application very seriously. Surely children of this age would benefit more having free running and playing space on site.

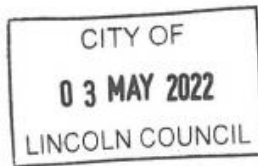
Please will you acknowledge receipt of this objection to the above proposal?

Janet and David Simpson

5 Darwin Court Lincoln Lincolnshire LN2 4RY (Objects)

Comment submitted date: Wed 13 Apr 2022

Concerned about the extra noise and projectiles that are thrown over the fence between my property and 145 Wragby Road if this area is to be used more regularly by unruly and uncontrolled children



3 Carlyle Walk,
Lincoln.
LN2 4PW
27/04/2022

Dear Mr Manning.

It has come to my attention that a retrospective planning application has been applied for a proposed development at 145 Wragby Road Lincoln LN2 4PW, to replace an existing shed and erect a new outbuilding/playroom.

As per usual there has been no consultation with the residents of Carlyle Walk that would be most affected by this. 145 Wragby Road is The Children First Nursery and I would have thought the owner of the nursery would be aware that planning permission was required and had they applied, there would have been objections to the proposed outbuilding/playroom.

Over the years the nursery has grown and this has had a big impact on the local residents that live near by. For some reason the staff and patrons of the nursery do not use the nursery car park and instead park on the road, the grass and on double yellow lines. They block peoples driveways and at peak times in the morning and late afternoon there are always problems accessing Carlyle Walk.

I fear any further growth will only add to our existing problems and I would therefore ask the planning authority to refuse this application. I know over the years the planning authority have ignored all previous objections that have been raised by local residents and I expect the same thing will happen this time. It is quite obvious that the planning authority are totally oblivious to how their decisions impact on the local community.

In short, the new outbuilding/playroom is much larger and imposing than the old shed it has replaced and I fear it will increase the capacity of the nursery. Bearing in mind the address is 145 Wragby road, access to and from the nursery is via Carlyle Walk and with it being a narrow no-through road, it cannot cope with any increase in traffic.

Yours sincerely,

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

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

To: Lincoln City Council

Application Ref: 2022/0285/FUL

Proposal: **Replacement of existing shed and erection of outbuilding/play room
(Retrospective).**

Location: **145 Wragby Road, Lincoln, Lincolnshire, LN2 4PL**

With reference to the above application received 8 April 2022

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.

This proposal will have no impact on the highway or surface water flood risk.

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.

Case Officer:

Date: 14 April 2022

Sarah Heslam

for Warren Peppard
Head of Development Management

Application Number:	2022/0385/HOU
Site Address:	17 Hamilton Road, Lincoln, Lincolnshire
Target Date:	13th July 2022
Agent Name:	Rob Bradley Building Design Ltd
Applicant Name:	Mr C Fletcher and Ms S Harrison
Proposal:	Erection of a single storey side and rear extension

Background - Site Location and Description

The application is for 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 include details of a loft conversion and the installation of rooflights to the rear and front roof slopes, although these works do not require the benefit of planning permission.

The circa 1890s application property is a two storey semi-detached dwelling located on the south side Hamilton Road. The property is adjoined to 19 Hamilton Road to the west with 15 Hamilton Road beyond the opposite side, east boundary. To the rear of the site is the garden of 22 St. Catherines Grove.

The property is located within the St. Catherines Conservation Area.

The application is being presented to Members of the Planning Committee as the applicant is an employee of the authority.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 9th June 2022.

Policies Referred to

- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

- Visual Amenity and Character and Appearance of the Conservation Area
- Residential Amenity

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received

Public Consultation Responses

No responses received.

Consideration

Visual Amenity and Character and Appearance of the Conservation Area

There is an original two storey off-shoot to the rear of the property, in between this and the boundary sits an existing conservatory. The proposed extension would replace the conservatory, in-filling the gap up to the west boundary with the adjoining semi, 19 Hamilton Road.

The extension would have the same projection as the off-shoot, measuring 4.6m deep x 3m wide. It would be constructed with bricks to match the existing dwelling with black aluminium framed windows and bi-fold doors to the rear elevation. The flat fibreglass roof would have a slight overhang and would incorporate a black UPVC roof lantern. The proposal is similar to the neighbouring extension at 19 Hamilton Road; this structure also in-fills the gap up to the boundary and is of flat roof design with roof lantern and full height glazing to the rear elevation.

Officers have no objection to the scale of the single storey structure and consider that it would sit comfortably on the dwelling. The bricks will match the existing dwelling although the design of the extension is clearly a modern addition. However, officers have no objection in principle to this approach and consider that the structure would complement the property, in the same way as the extension to the neighbouring no. 19.

There are no public views of the rear of the site, but in any case, officers are satisfied that proposal would sympathetically complement the architectural style of the property and local surroundings, in accordance with Central Lincolnshire Local Plan (CLLP) Policy LP26.

Accordingly, officers are also satisfied that the character and appearance of the conservation area would be preserved, in accordance with CLLP Policy LP25.

Residential Amenity

The proposal would sit adjacent to the side, west boundary with 19 Hamilton Road. The neighbour's extension sits adjacent to the boundary with the boundary beyond defined by an approximately 2m high brick wall and then an approximately 1.7m high fence.

The proposal would not project beyond the neighbour's extension, and it is therefore not considered that there would be any issues of the structure appearing overbearing or resulting in loss of light. Any overlooking from the bi-fold doors proposed within the rear elevation would be mitigated by the boundary treatment.

Similarly, to the above relationship, the proposal would not project beyond the applicant's existing off-shoot, and therefore would not appear unduly overbearing or cause loss of light to the occupants of 15 Hamilton Road to the east. The boundary with this property is defined by an approximately 1.2m high wall with a number of trees and shrubs extending above this. Officers do not consider that the proposal would introduce a substantially different or harmful level of overlooking towards this property.

There would be no impact on the occupants of 22 St. Catherines Grove to the rear given the position of the applicant's existing outbuilding adjacent to the boundary.

There are no other properties in the vicinity which would be affected by the proposal and officers are therefore satisfied that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy. The proposal would therefore be in accordance with CLLP Policy LP26.

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

No.

Conclusion

The scale and design of the proposed extension is 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 would therefore be in accordance with the requirements of CLLP Policies LP25 and LP26 and guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

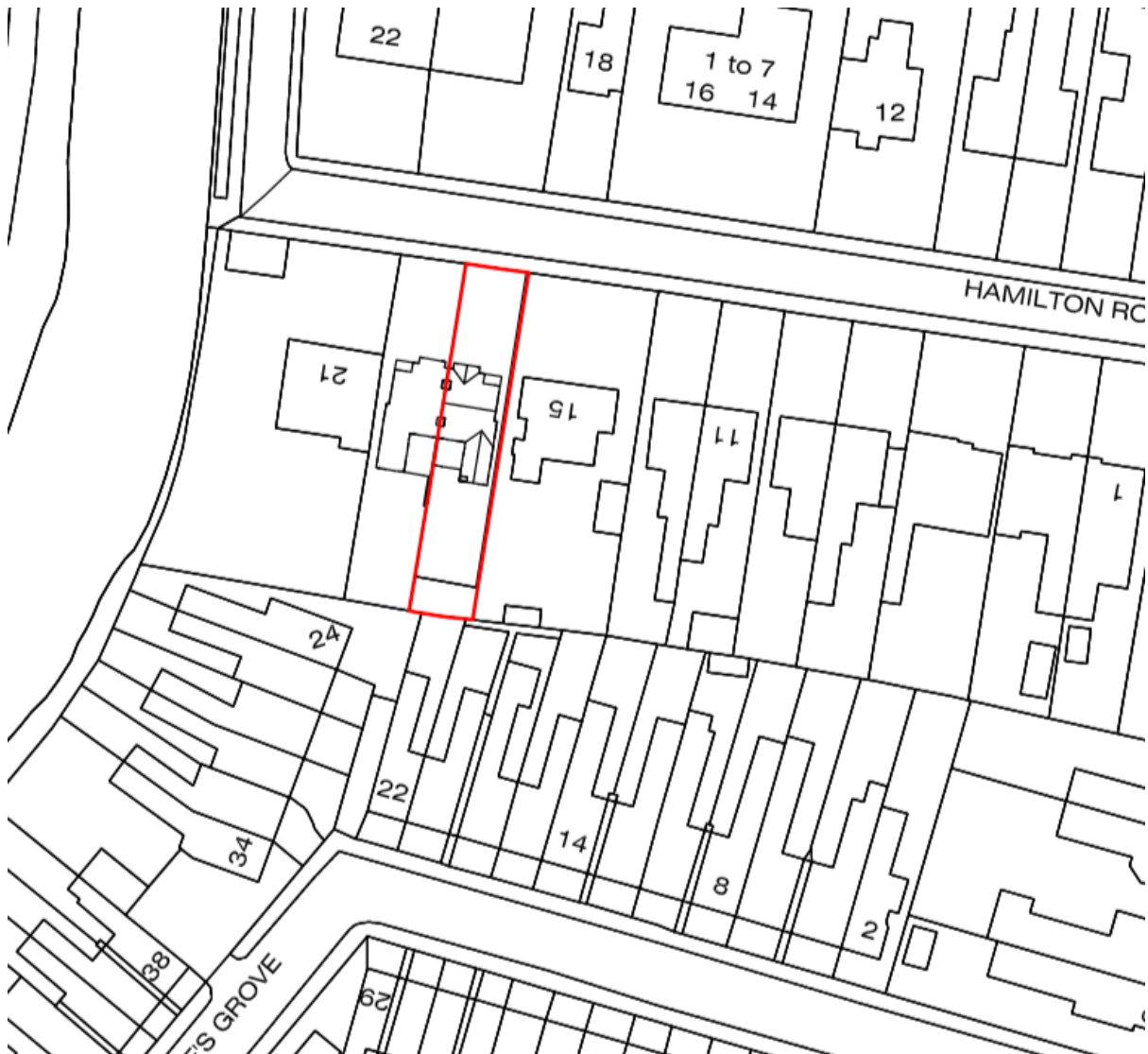
Recommendation

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

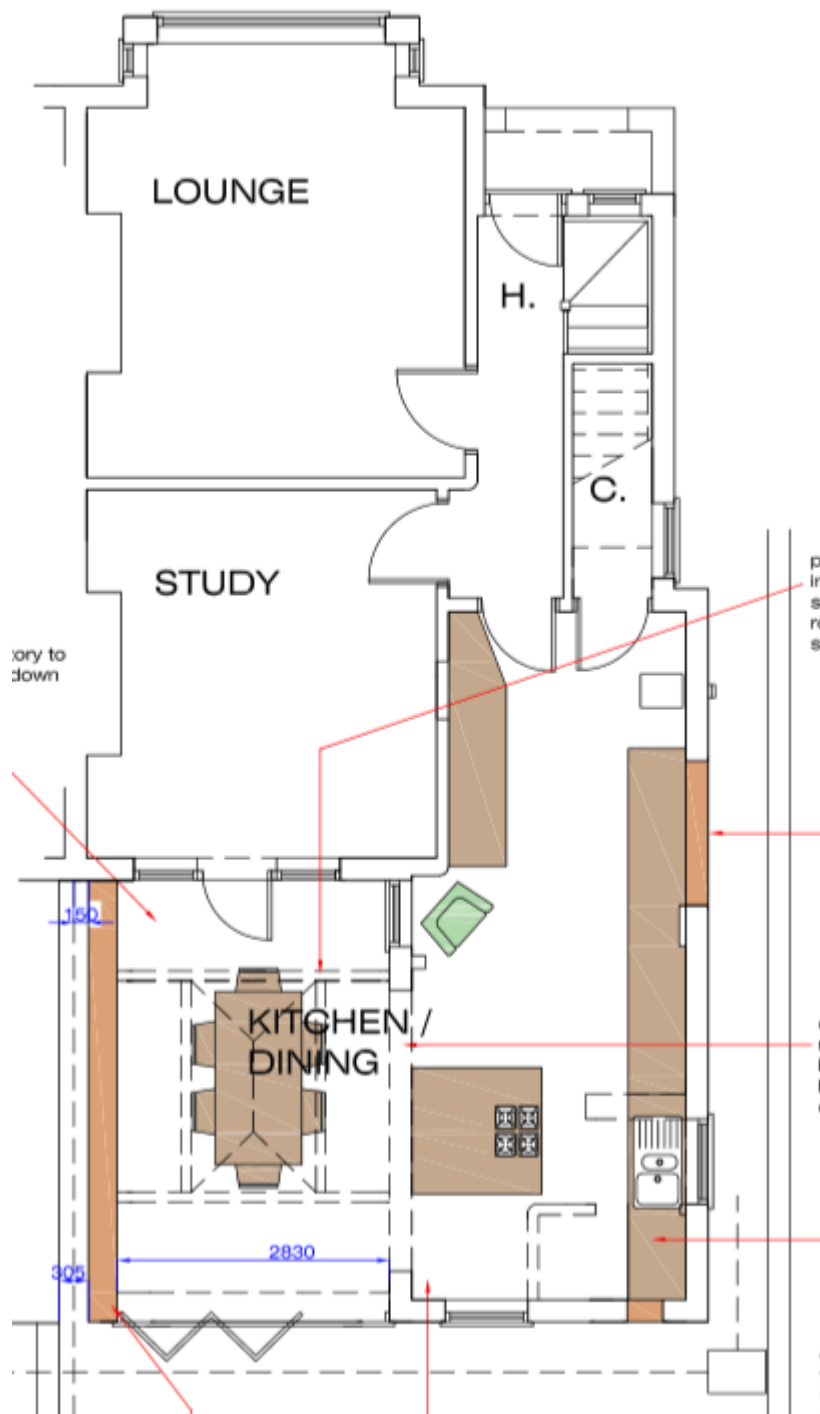
- Time limit of the permission
- Development in accordance with approved plans

This page is intentionally blank.

17 Hamilton Road Plans, Photos and Consultation Responses



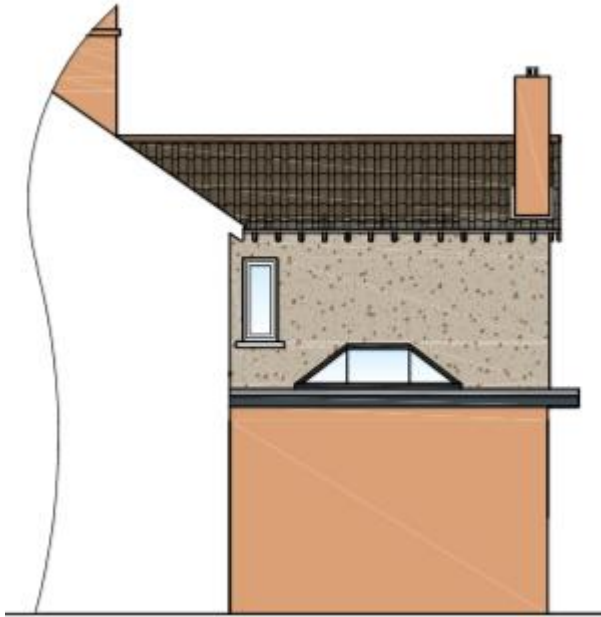
Site location plan



Proposed ground floor plan



Proposed rear elevation



Proposed side, west elevation



Rear elevation and side boundary with 19 Hamilton Road



Side boundary with 15 Hamilton Road



Rear boundary with 22 St. Catherines

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

To: Lincoln City Council

Application Ref: 2022/0385/HOU

Proposal: **Erection of a single storey side and rear extension**

Location: **17 Hamilton Road, Lincoln, LN5 8ED**

With reference to the above application received 19 May 2022

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.

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 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.

Case Officer:

Date: 24 May 2022

Sarah Heslam

**for Warren Peppard
Head of Development Management**

Application Number:	2022/0251/RG3
Site Address:	City Crematorium, Washingborough Road, Lincoln
Target Date:	30th June 2022
Agent Name:	Evans McDowall Architects
Applicant Name:	Mr Simon Colburn
Proposal:	Erection of a second chapel including associated infrastructure and landscaping

Background - Site Location and Description

This application is a resubmission of the previously approved second chapel at the City Crematorium. The application seeks to provide a further 3 years to commence works following the expiration of the existing permission in July 2022.

The proposal is 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.

The application is before Planning Committee as the applicant is the Council.

Site History

2019/0413/RG3 - Proposed renovation and extension of the existing chapel and book of remembrance building, including over cladding the existing building and replacement of existing windows and doors with associated additional 81 car parking and landscaping (phase one).

2019/0414/RG3 - Proposed Second Chapel including associated infrastructure and landscaping (phase two).

2019/0783/RG3 - Erection of a temporary chapel with associated facilities, vehicular and pedestrian access.

Case Officer Site Visit

Undertaken on 15 May 2022

Policies Referred to

- 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

Issues

To assess the proposals with regard to:

1. Accordance with National and Local Planning Policy
2. Impact on Amenity of Neighbouring Uses

3. Impact on Visual Amenity
4. Highway Safety, Access, Parking and Surface Water Drainage
5. Impact on Trees, Landscaping and Ecology

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
Environment Agency	No Comments

Public Consultation Responses

Name	Address
Richard Wright	Upper Witham Internal Drainage Board

Consideration

1. Accordance with National and Local Planning Policy

Paragraph 11 of the NPPF outlines that decisions should apply a presumption in favour of sustainable development.

For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 130 states that planning 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.

Paragraph 134 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The application is for the enhancement of existing facilities at the City Crematorium therefore the following policies within the Central Lincolnshire Local Plan are entirely relevant.

Policy LP1: A Presumption in Favour of Sustainable Development

When considering development proposals, the Central Lincolnshire districts will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the policies within the Local Plan should be approved without delay, unless material considerations indicate otherwise.

Policy LP12: Infrastructure to Support Growth

The proposals would improve the overall level of service and would be supported by an increased provision of car parking to remediate the existing lack of car parking. The movement of traffic would not therefore be considered to have a harmful impact upon the existing infrastructure capacity.

Policy LP15: Community Facilities

All development proposals should recognise that community facilities are an integral component in achieving and maintaining sustainable, well integrated and inclusive development. The redevelopment or expansion of the existing facility to extend or diversify the level of service provided will be supported by the policy.

Policy LP17: Landscape, Townscape & Views

Policy LP17 states that proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area. All development proposals should take account of views in to, out of and within development areas: schemes should be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas, and create new public views where possible.

As set out within the design and access statement the proposals have been developed to enhance the architectural quality of the existing building and complement the existing mature landscape. Where possible existing tree planting has been retained, with significant new landscaping proposals planned across the site to enhance the existing natural environment.

Careful consideration has been taken to respect views into the site and also views from

within the site boundary to enhance the setting of the existing building and the visitor experience.

Policy LP22: Green Wedges

Policy LP22 states that planning permission will not be granted for any form of development, including changes of use, unless:

- a. it can be demonstrated that the development is not contrary or detrimental to the above functions and aims; or
- b. it is essential for the proposed development to be located within the Green Wedge, and the benefits of which override the potential impact on the Green Wedge.

Development proposals within a Green Wedge will be expected to have regard to:

- c. the need to retain the open and undeveloped character of the Green Wedge, physical separation between settlements, historic environment character and green infrastructure value;
- d. the maintenance and enhancement of the network of footpaths, cycleways and bridleways, and their links to the countryside, to retain and enhance public access, where appropriate to the role and function of the Green Wedge;
- e. opportunities to improve the quality and function of green infrastructure within the Green Wedge with regard to the Central Lincolnshire Green Infrastructure network and Biodiversity Opportunity Mapping.

The proposed renovation and extension of the crematorium is designed to preserve the life of an existing facility that is already located within the green wedge. It will enhance the existing offering, through physical intervention, which will have a minimal physical impact on their area.

Policy LP26: Design and Amenity

The following design principles within Policy LP26 would be pertinent with the development.

- a. Make effective and efficient use of land;
- c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- d. Not result in the visual or physical coalescence with any neighbouring settlement;
- f. Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- g. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- h. Provide well designed boundary treatments, and hard and soft landscaping that

reflect the function and character of the development and its surroundings;

- i. Protect any important local views into, out of or through the site;
- j. Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- k. Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability;
- l. Ensure public places and buildings are accessible to all: this should not be limited to physical accessibility, but should also include accessibility for people with conditions such as dementia or sight impairment for example.

Policy LP26 further states that the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

- m. Compatibility with neighbouring land uses;
- n. Overlooking;
- o. Overshadowing;
- p. Loss of light;

The proposals should therefore be considered on these points and as you will see below the development is in accordance with planning policy.

2) Impact on Amenity of Neighbouring Uses

The site is located within an area surrounded by minimal built development. To the east of the application site is the bowling alley, whilst to the west is the main crematorium building. To the south of the site a single dwelling sits a significant distance away from the proposed chapel building.

The new chapel would be single storey and surrounded by significant landscaping and as a consequence the impact on the amenity of neighbouring uses is negligible and would not result in any harm.

3) Impact on Visual Amenity

The new chapel has been designed in the same architectural style as the refurbishment of the main building providing a consistency of materials, scale and massing - limestone, bronze and vertical oak cladding reflecting the local palette, being employed in a contemporary manner to provide a building of interest in its own right. The site will have very limited views from Washingborough Road to the south and will complement existing development within the site and consequently will cause no harm to the visual amenity of the area.

4) Highway Safety, Access, Parking and Surface Water Drainage

The applicants have submitted a detailed Transport Assessment following discussions with the Highway Authority at the pre-application stage, formally scoping out the requirements of the assessment. A detailed surface water assessment has also been submitted which is satisfactory. The Highway Authority has no objections to the proposed extension, provided that suitability of the surface water drainage methods as proposed within the included drainage scheme are tested.

5) Impact on Trees, Landscaping and Ecology

The submitted ecological appraisal report also demonstrates the proposals are to have minimal impact on local wildlife. A number of landscape measures are also proposed as part of the development which will enhance the ecological value of the site. The extension of the car park will result in the removal of a select number of trees and a detailed landscaping report that accompanies the application proposes new tree planting as well as extensive new shrub and associated planting.

Conclusion

The proposal is of the same high quality as the proposal for the refurbishment of the existing building and is capable of being undertaken without causing harm to amenity, neighbours or other material planning considerations.

Recommendation

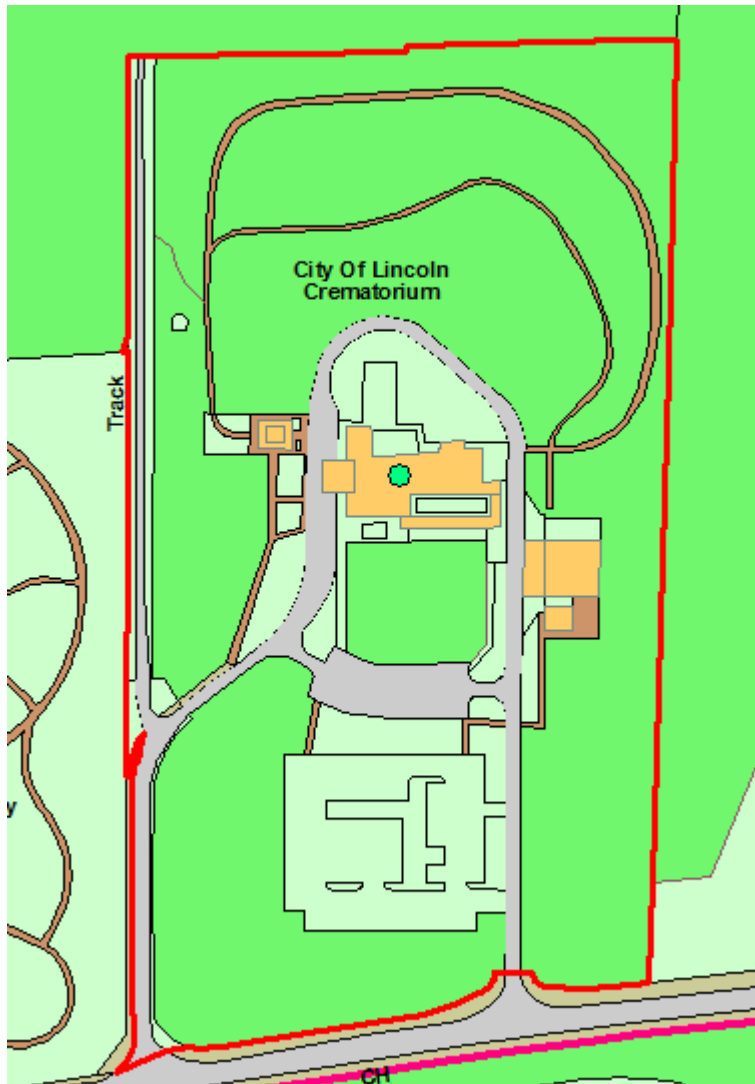
That the application is Granted Conditionally

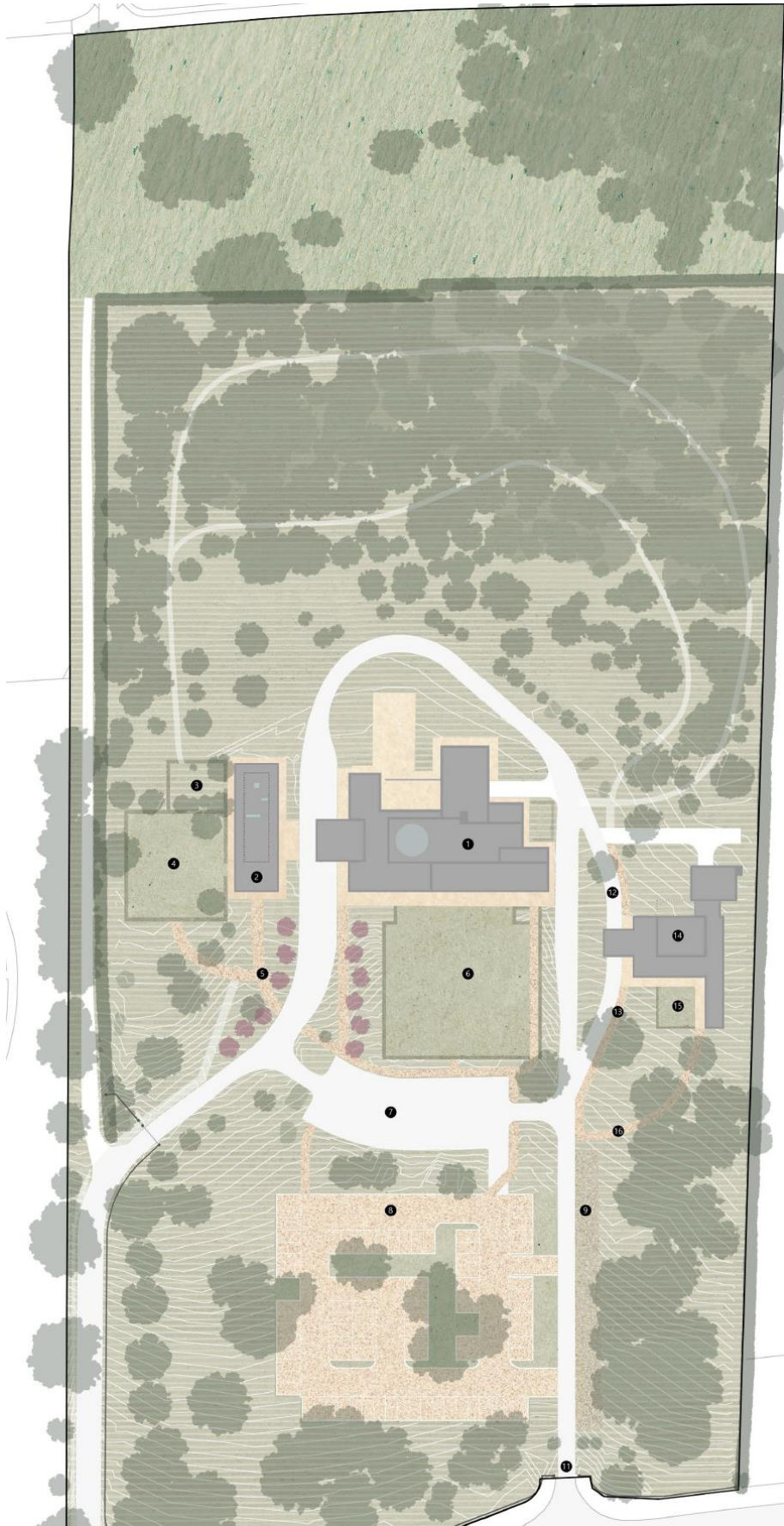
Recommended conditions

1. Development to commence within three years
2. Development in strict accordance with the approved drawings
3. Drainage method suitability tested and implemented on site
4. Details of a membrane to be installed suitable for the intended use
5. New landscaping undertaken during next available planting season

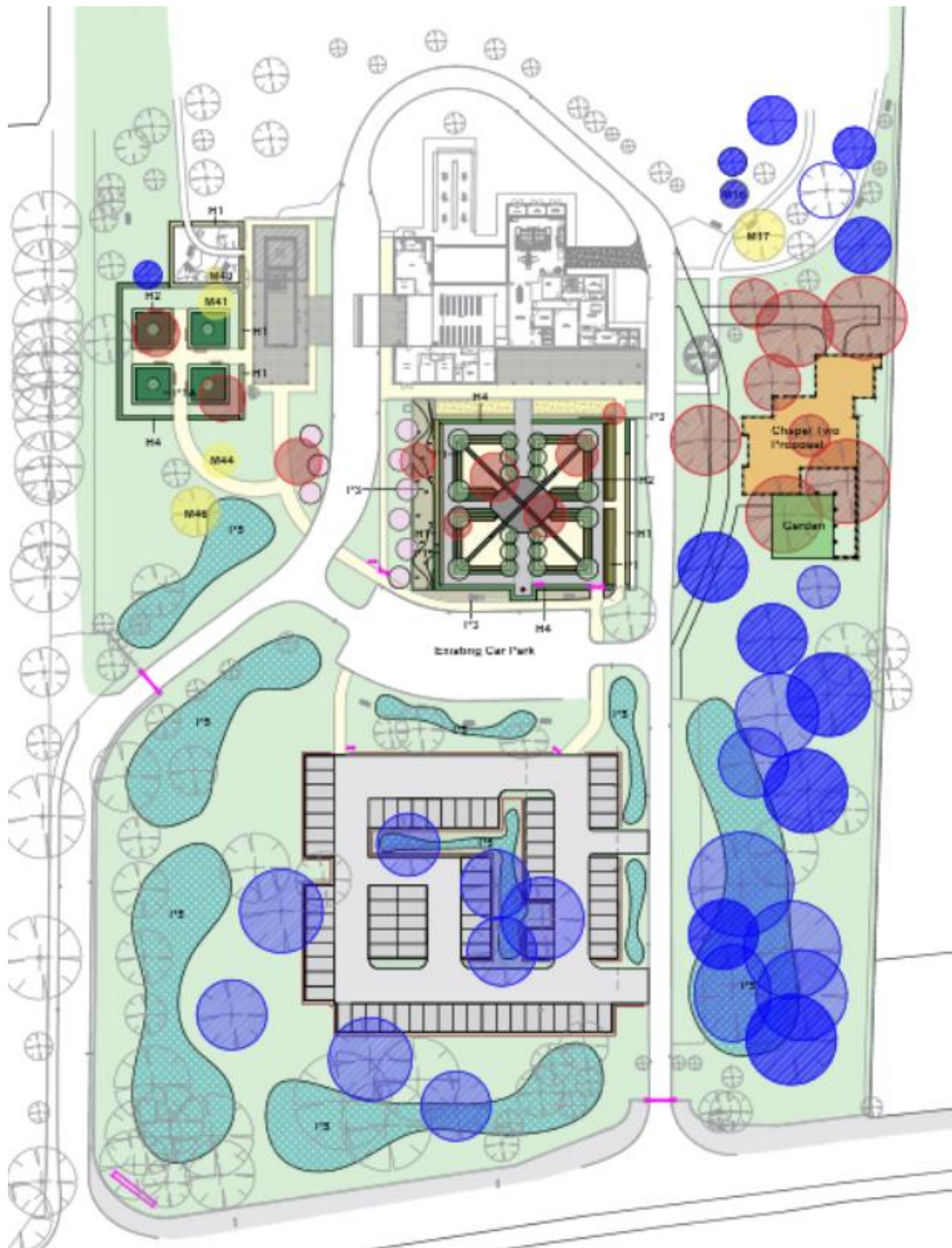
2022/0251/RG3 – Drawings and Site Photographs

Site Location

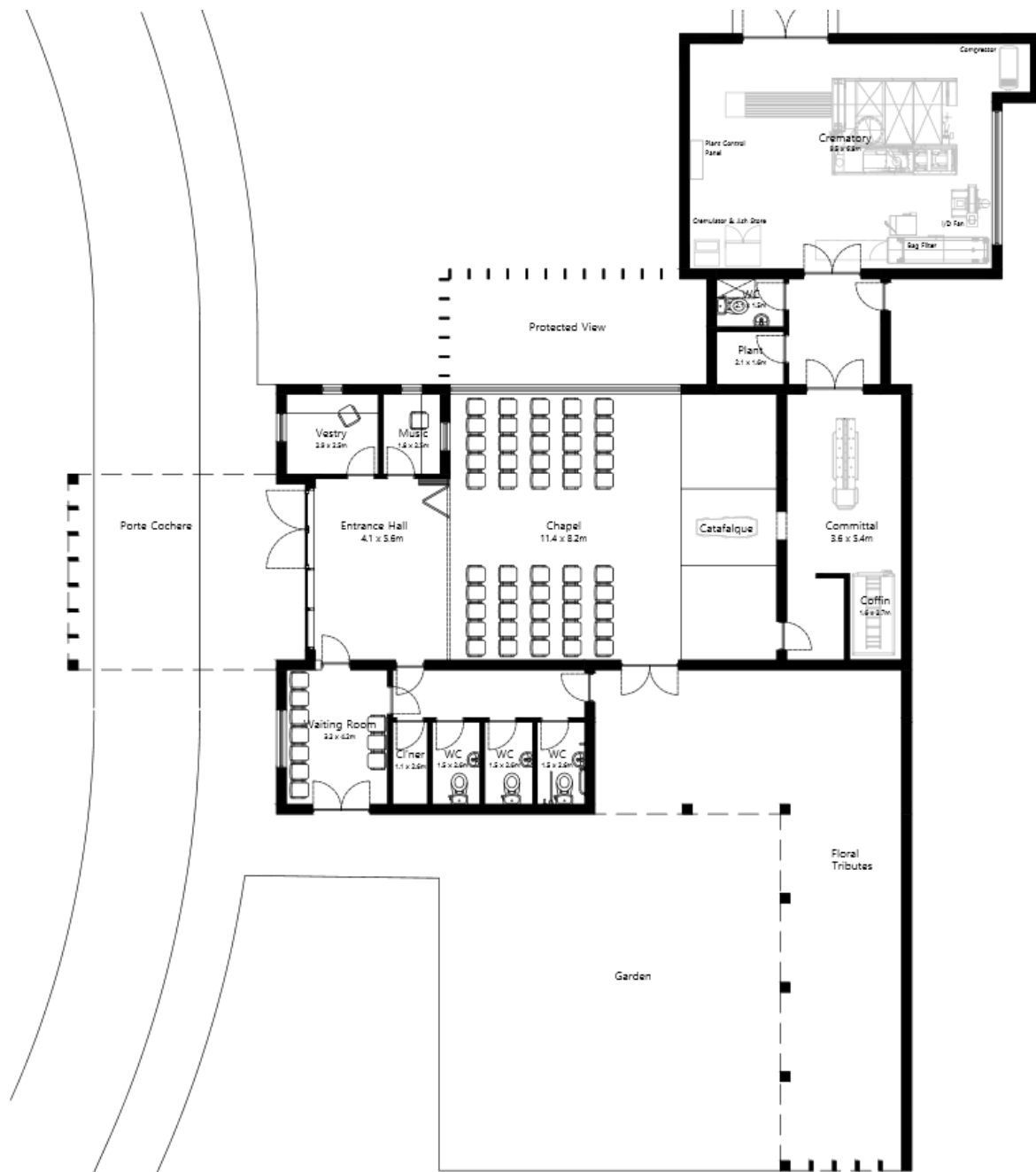




Site masterplan



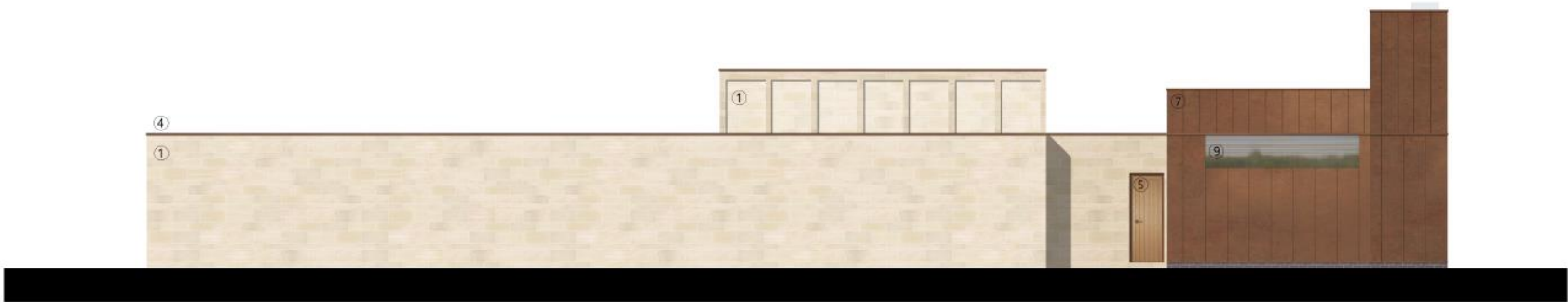
Floor Plan



Elevations



Proposed North Elevation
1:100



Proposed East Elevation
1:100



Proposed South Elevation
1:100



Proposed West Elevation
1:100



Proposed North Site Section
1:200



Proposed South Site Section
1:200



Site photos









This page is intentionally blank.

2022/0251/RG3 – Written Representations



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

To: Lincoln City Council

Application Ref: 2022/0251/RG3

Proposal: **Erection of a second chapel including associated infrastructure and landscaping**

Location: **City Crematorium, Washingborough Road, Lincoln, Lincolnshire, LN4 1EF**

With reference to the above application received 1 April 2022

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

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS)

Highway Condition 33

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

The scheme shall:

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

its lifetime.

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

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

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>

Case Officer:

Date: 11 May 2022

Becky Melhuish

for Warren Peppard

Head of Development Management

Hobson, Tom (City of Lincoln Council)

From: Walker, Dave (City of Lincoln Council)
Sent: 21 April 2022 14:30
To: Technical Team (City of Lincoln Council)
Cc: Cousins, Simon (City of Lincoln Council)
Subject: 2022/0251/RG3 - Lincoln Crematorium

Categories: Louise Taylor

Good Afternoon Development team

I visited the Crematorium on the morning of the 21st of April and would like to provide you with the following observations:

- The submitted tree constraints plan identifies the following trees which have already been removed as a result of the erection of the existing temporary chapel:
 - T15(Norway Maple) – *Acer platanoides* – DBH 480mm
 - T63(Ash) – *Fraxinus excelsior* – DBH 550mm
 - T65(Robinia) – *Robinia pseudoacacia* – DBH 440mm
 - T66(Cherry) *Prunus* 'Kanzan' - DBH 810mm
 - T67(Whitebeam) *Sorbus aria* – DBH 490mm
 - T 68 and T69 are retained as stumps
- The following additional trees may be affected by the proposed development of the permanent chapel; the following information identifies the extent of proposed root protection areas, all trees appear to be in good health with only minor deadwood present within their canopies.
 - T64(Ash) – *Fraxinus excelsior* – DBH 480mm – Root protection area 5.8 metres
 - T71(Robinia) – *Robinia pseudoacacia* – DBH 690mm - Root protection area 8.3 metres
 - T72(Beech) – *Fagus sylvatica* – DBH 600mm - Root protection area 7.2 metres
 - T73(Whitebeam) *Sorbus aria* – DBH 450mm - Root protection area 5.4 metres
- The proposed Block plan for Chapel 2 identifies the creation of a roadway immediately to the north of the proposed build, running east from the side of the original chapel ; this roadway is likely to intercept within the root protection areas of the following trees:
 - T71(Robinia) – *Robinia pseudoacacia* – DBH 690mm - Root protection area 8.3 metres*
 - T72(Beech) – *Fagus sylvatica* – DBH 600mm - Root protection area 7.2 metres*
 - T73(Whitebeam) *Sorbus aria* – DBH 450mm - Root protection area 5.4 metres*

*If these trees are to be retained the root protection areas must be protected by the implementation of suitable barriers and ground protection as identified in section 6 of BS5837:2012 Trees in relation to design, demolition and construction - recommendations.
- T64 (Ash) is located to the eastern side of the proposed chapel but does not appear in the Proposed Block Plan Chapel 2 , this tree is located at a distance of 6.75 metres from the eastern boundary fence line – I assume this tree is likely to fall within the footprint of the proposed Chapel and require removal?
- T62 (Norway Maple) is located to the south of the proposed chapel; the root protection area of this tree is likely to be uncompromised by development but may still require the implementation of suitable barriers and ground protection to ensure that its longevity is not compromised.

If I can be of any further assistance please do not hesitate to contact me.

Kindest regards
Dave

Bray, Kelly (City of Lincoln Council)

From: Richard Wright <richard.wright@witham3idb.gov.uk>
Sent: 12 April 2022 10:13
To: 'HighwaysSUDsSupport@lincolnshire.gov.uk'; Technical Team (City of Lincoln Council)
Subject: FW: OBSERVATIONS ON CONSULTATION REQUEST

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.

FD-4682-2019-PLN

Dear Sir/Madam,

REFERENCE: 2022/0251/RG3

DEVELOPMENT: ERECTION OF A SECOND CHAPEL INCLUDING ASSOCIATED INFRASTRUCTURE AND LANDSCAPING

LOCATION: CITY CREMATORIUM, WASHINGTON ROAD, LINCOLN, LINCOLNSHIRE, LN4 1EF

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

Comment and information to Lincolnshire CC Highway SUDs Support

The suitability of new soakaways, as a means of surface water disposal, should be to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. **If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be reconsulted.**

Regards,

Richard Wright
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.

www.witham3idb.gov.uk

Application Number:	2022/0353/FUL
Site Address:	Land Between 1 and 9-11 Greetwell Gate, Lincoln, Lincolnshire
Target Date:	1st July 2022
Agent Name:	MDK Architects Ltd
Applicant Name:	Mr Matthew Hillman
Proposal:	Siting of a mobile unit for use as a temporary welfare centre and use of existing garages as storage for building materials on a permanent basis

Background - Site Location and Description

The application proposes permanent use of the site for a welfare centre. The welfare centre would be in use every three out of 12 weeks. The application has been submitted by City of Lincoln Council and the site would be used by employees in line with their duties of carrying out repairs to council houses. A previous application granted temporary consent for the same use under application 2020/0731/RG3 which expired on 31st March 2021. A further application was submitted and granted to extend the use until 12th December 2021 under application 2021/0301/RG3

The site is located on Greetwell Gate, a one-way street running from Wragby Road to Eastgate. To the east of the site is a public house, whilst to the west is No. 1 Greetwell Gate, a Grade II listed house. To the south of the site are residential properties accessed from Winnowsty Lane and Wainwell Mews. On the opposite side of Greetwell Gate is a City Council owned public car park and two semi-detached properties on the corner of Greetwell Gate/Langworthgate. The site is located within the Cathedral and City Centre Conservation Area No. 1.

The application is brought before Planning Committee as the proposal is made by the City of Lincoln Council on council owned land.

Site History

Reference:	Description	Status	Decision Date:
2020/0731/RG3	Siting of a mobile unit for use as a temporary welfare centre. Use of existing garages as storage for building materials.	Granted Conditionally	3rd December 2020
2021/0301/RG3	Extension of existing permission (2020/0731/RG3) for the siting of a mobile unit for use as a temporary welfare centre until 12th December 2021.	Granted Conditionally	1st July 2021
2020/0694/RG3	Installation of brick boundary wall with gates (additional documents submitted)	Granted Conditionally	3rd December 2020

Case Officer Site Visit

Undertaken on 16th June 2022'

Policies Referred to

- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

- 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

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
Carole Morgan	43 Greetwell Gate Lincoln Lincolnshire LN2 4AW

Consideration

Policy Background

Paragraph 192 of the NPPF (2019) requires local planning authorities to take account of the following issues in determining applications which may affect heritage assets and their settings;

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character

and distinctiveness.

Policy LP25 'Historic Environment' of the Central Lincolnshire Local Plan is permissive of proposals which preserve and enhance features that contribute positively to the area's character, appearance and setting.

Policy LP26 states that "The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development."

Acceptability of Use

The use of the site as a Welfare Centre with a temporary mobile unit was previously granted by Planning Committee under application 2020/0731/RG3 until 31st March 2021 and 2021/0301/RG3 until 12th December 2021. The application now seeks to use the site in the same manner permanently albeit the unit would remain on the site at all times.

The supporting statement submitted with the application states that the change of use of the site would support the City Council's pilot scheme 'Scheduled Repairs'. The pilot started due to covid restrictions which dealt with a backlog of repairs but also aimed to reduce carbon emissions and improve customer service for council tenants. The statement details that due to the Covid pandemic, the previously used welfare facilities for the repairs team as well as the previously used storage facilities are no longer suitable. The applicant states that due to the effectiveness of the scheme during the pandemic they now seek permanent use of the site.

The actual use of the site would be as previously approved in three week blocks; although the applicant has applied for use of the site every four weeks out of every 12 to allow materials to be dropped off the week before each block begins, should this be required. The use of the welfare facility is therefore required every four weeks out of 12. Whilst there would be a supervisor on site daily from 7:30am- 4:00pm, opening hours for operatives would be restricted between 10am and 2:30pm Monday to Friday with a likely trip generation of 15 vehicles per day. The welfare unit would remain on the site at all times.

In terms of planning policy, the site is within an unallocated area within the Central Lincolnshire Local Plan and the proposal would not contravene local plan policy in principle with regard to the use of the site, subject to other the issues as considered below:

Impact on Residential Amenity

The site is located between the Morning Star Public House to the east and No. 1 Greetwell Gate to the west. No. 1 is a residential property although it appears to be currently unoccupied. Residential properties are also located to the south, with Winnowsty House and Mews Cottages to the rear of the site.

The layout drawing submitted with the current application shows the same layout as previously approved. The position of the welfare unit would be towards the rear of the site, partially behind the side extension to No. 1 Greetwell Gate. Its position would allow space for two vehicles to enter the site. With regard to the welfare unit itself, it would measure 3.6m long x 2.3m wide and 2.45m high. The proposed position of the unit would be adjacent to the boundary with No. 1 Greetwell Gate, although it is not considered at the proposed scale that it would cause undue loss of light or that it would appear overbearing

when viewed from this neighbouring property.

The use was originally granted temporary consent in December 2020 therefore the proposed application to make the use permanent would not result in an increased level of activity beyond that currently experienced. In any case, the use of the site as welfare facilities/storage is unlikely to be a use which creates excessive noise. Furthermore, hours of operation for operative visits would be restricted to between 10:00am and 2:30pm, for a maximum of 4 weeks in every 12. Whilst the original application received a number of objections, the current application has received only one suggesting that the use has not caused the level of disturbance originally anticipated by neighbouring properties while it has been in operation. It is however, considered prudent to propose conditions to ensure the use only operates for the proposed 4 weeks out of 12 and for the hours proposed between 10am and 2:30pm.

Subject to the aforementioned conditions, it is considered that the proposal can be undertaken in a manner that would not cause undue harm to the amenities which neighbouring occupiers may reasonably expect to enjoy, in accordance with CLLP Policy LP26.

Visual Amenity and the Impact on the Character and Appearance of the Conservation Area and Adjacent Listed Building

The site has seen investment through refurbishment of the garages on the site and the erection of the boundary wall to the entrance of the site. These have both brought visual improvements when viewed from Greetwell Gate. Whilst the mobile unit would be visible above the wall, it is considered to be a marginal distance above and would not result in significant harm to the character and appearance of the conservation area or to the setting of the adjacent listed building.

It is, therefore, considered that the proposal would preserve the character and appearance of the conservation area, in accordance with Policy LP25 of the Local Plan and relevant guidance contained within the National Planning Policy Framework (2019). Consequently, the proposed development is in accordance with the duty contained within section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Highway Safety

The neighbour objection to the application raises concerns with increased traffic. However, the application shows availability for parking for two vehicles to enter at any one time with an area for turning to enable vehicles to leave the site in a forward gear. As a former lock-up garage site, the access is long established and would not be altered as part of this application. The applicant confirmed that a transit sized vehicle would be largest using the site in terms of the council fleet. A larger vehicle maybe required for deliveries, but this would not be a regular occurrence.

The Highway Authority have been consulted on the proposals and have raised no objections. It is therefore considered highway safety would not be harmed by the proposal.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed use of the site as a welfare centre would not cause harm to the overall character and appearance of the conservation area would not cause undue harm to residential amenities in accordance with LP25 and LP26 Central Lincolnshire Local Plan and the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted with the conditions below

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.

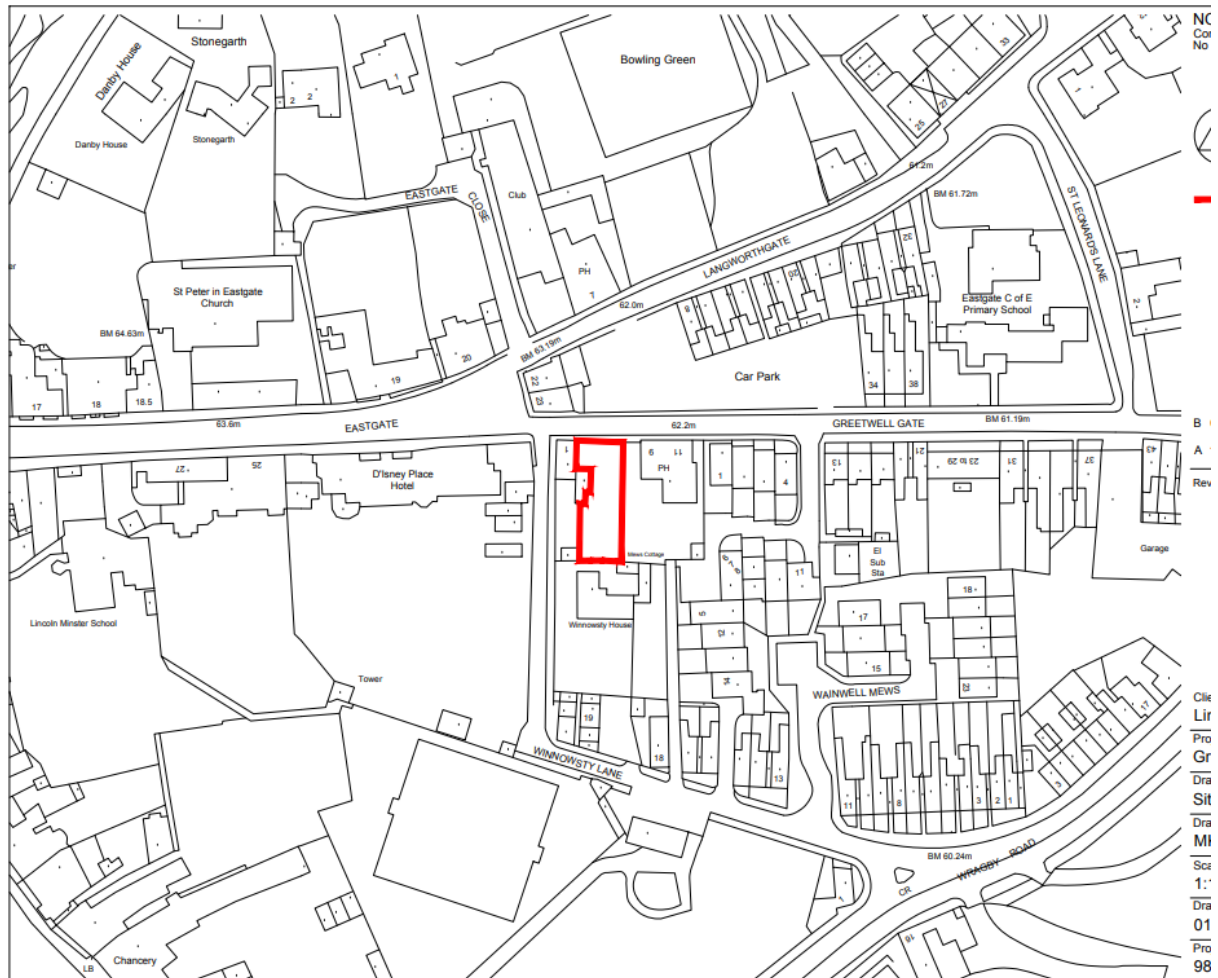
Reason: To ensure the development proceeds in accordance with the approved plans.

Conditions to be Adhered to at all Times

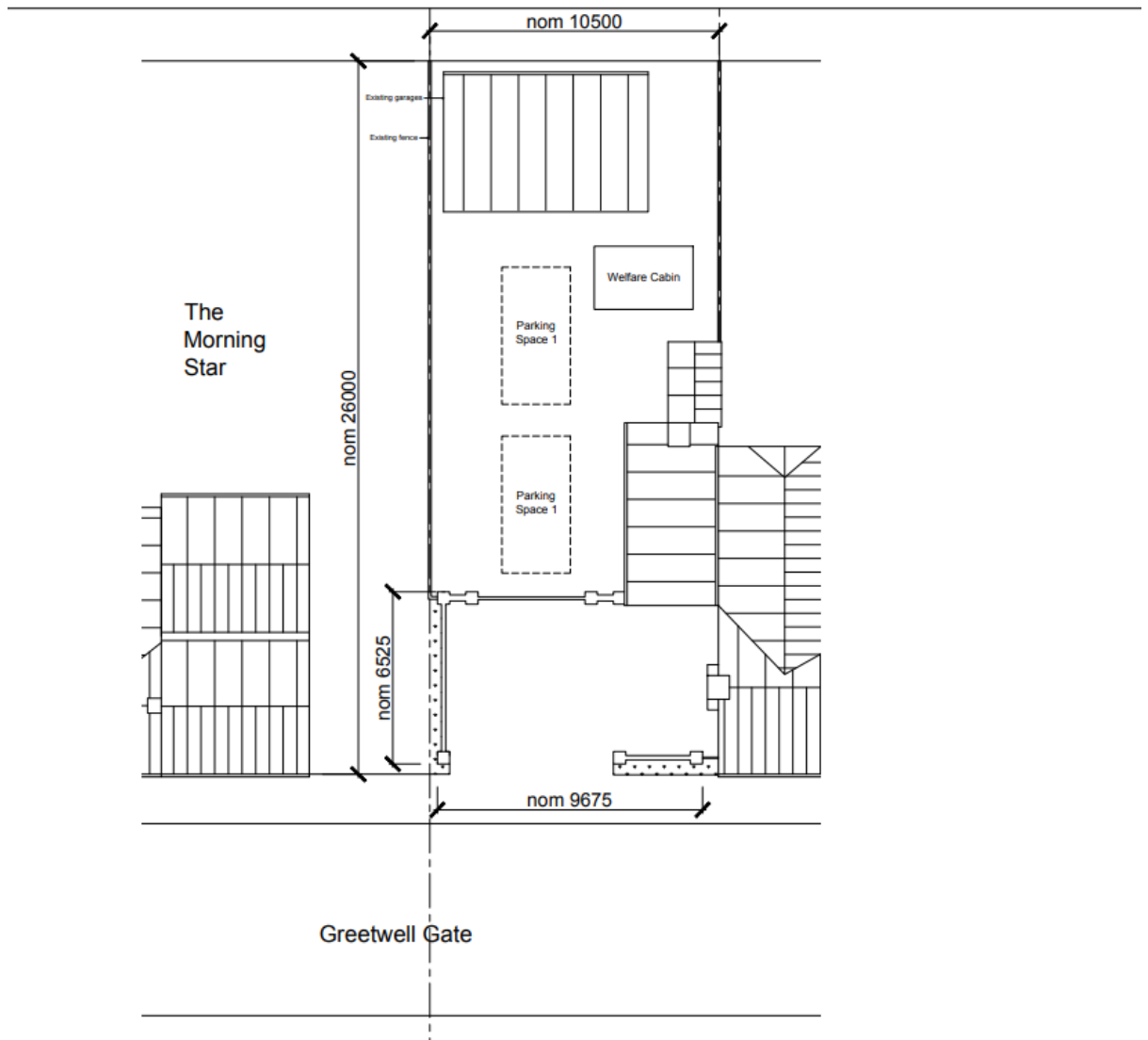
- 3) The welfare unit shall be used by operatives between the hours of 10:00am - 2:30pm every 4 weeks out of 12 only.

Reason. In order to protect residential amenity.

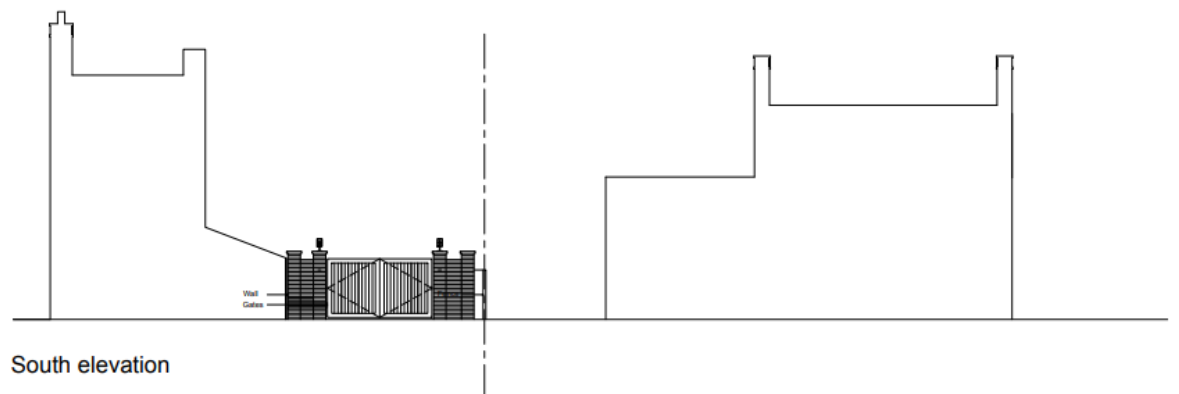
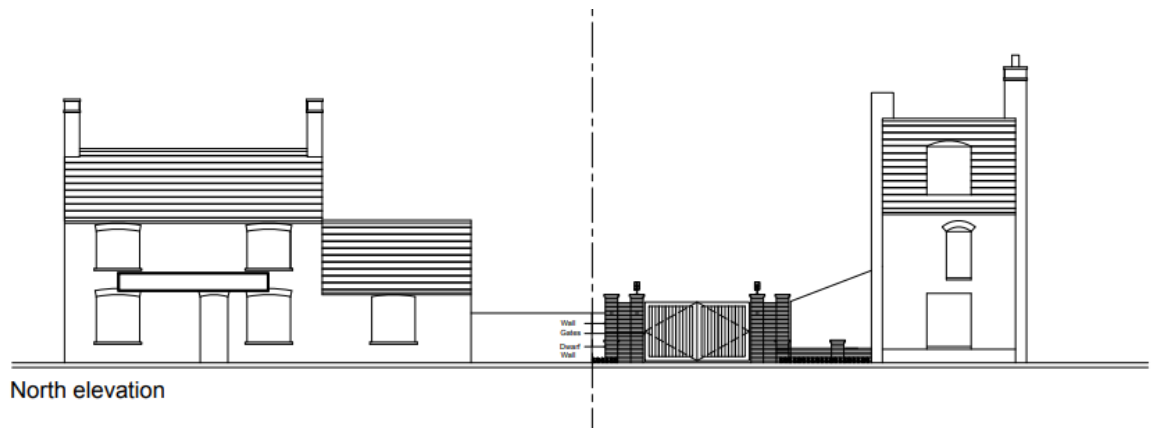
This page is intentionally blank.



Site Location Plan



Site Layout Plan

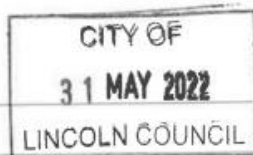


Elevations









43 Greetwell Gate
Lincoln
LN2 4AW
25-5-22

Directorate of Communities
and Environment,
City Hall
Beaumont Fee
Lincoln LN1 1DF

Dear Sirs
Your reference: 2022/0353/FUL

With regard to the proposal
to install a temporary welfare
centre, any more vehicles
pausing to get into that
facility will increase the
already clog of traffic
that often occurs in
Greetwell Gate, and could
dangerously delay the
many ambulances that
roar down this street.

Yours faithfully



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

To: Lincoln City Council

Application Ref: 2022/0353/FUL

Proposal: **Siting of a mobile unit for use as a temporary welfare centre and use of existing garages as storage for building materials on a permanent basis**

Location: **Land between 1 and 9-11 Greetwell Gate, Lincoln, Lincolnshire, LN2 4AW**

With reference to the above application received 10 May 2022

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

Does not wish to restrict the grant of permission.

NO OBS

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

Case Officer:

Date: 22 May 2022

Becky Melhuish

**for Warren Peppard
Head of Development Management**

Application Number:	2022/0465/PAD
Site Address:	90 Outer Circle Drive, Lincoln, Lincolnshire
Target Date:	13th July 2022
Applicant Name:	City of Lincoln Council
Proposal:	Determination as to whether or not prior approval is required for the demolition of 90 Outer Circle Drive.

Background - Site Location and Description

The application seeks to confirm whether prior approval is required for the demolition of a No. 90 Outer Circle Drive a 2 bedroomed detached bungalow. The property has been empty for approximately 18 months and the property has fallen in to disrepair.

The application is to determine whether prior approval is required and should be granted for the method of demolition and the restoration of the site.

The application is brought to Planning Committee as it is submitted by the City of Lincoln Council on Council owned land.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 16th June 2022.

Policies Referred to

- National Planning Policy Framework

Issues

- Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 requires applicants to apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.

Consultations

The LPA is not required to notify neighbours as part of this type of application. However, it does 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.

Consideration

Under the provisions of Class B (demolition of buildings), Part 11, Article 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the LPA has 28 days to determine as to whether prior approval will be required for (1) the method of demolition and (2) any proposed restoration of the site.

Under Class B these are the only two matters which can be considered. No other planning considerations such as the principle of demolition or impact on parking provision can be undertaken. The applicant is only required to submit a written description of the proposed demolition works and confirmation that a notice has been displayed at the site. There is no requirement for the LPA to undertake any public consultation.

Method of Demolition

The applicant has stated that the demolition will be via a dismantling or deconstruction method. The asbestos and rubble created by the demolition will be carefully removed from the site and properly disposed of.

In the event of asbestos being present then its removal would be covered by the Control of Asbestos Regulations 2012.

Restoration of the Site

The building will be removed in its entirety including foundations. The council will maintain it as a grassed area moving forward in line with the rest of the estates grass cutting programmes.

Prior approval is required for the demolition; however, the applicant has provided adequate information of the proposed method of demolition and reinstatement of the land, and these are considered acceptable. It is therefore recommended that prior approval is required and approved.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed demolition works satisfy 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 have been received as part of the submission, and these details are considered to be adequate/ satisfactory for the purposes of this prior approval notification application.

Application Determined within Target Date

Yes.

Recommendation

Prior Approval is Required and Approved subject to following standard conditions

Conditions

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

This page is intentionally blank.

2022/0465/PAD - 90 Outer Circle Drive, Lincoln, LN2 4JL

Site Plan



Photographs





Application Number:	2022/0134/HOU
Site Address:	152 Boultham Park Road, Lincoln, Lincolnshire
Target Date:	16th April 2022
Agent Name:	Misura Architectural Design
Applicant Name:	Mrs G Clayton-Hewson
Proposal:	Erection of a two storey side extension with car port at ground floor

Background - Site Location and Description

The application property is located on the north side of Boultham Park Road, a two storey detached dwelling in an established residential area.

The proposed extension would measure 3metres in width and 7.2metres in depth. It would sit just below the ridge height of the existing property. The application proposes an additional bedroom and bathroom at first floor and a void to the ground floor.

The extension would sit to the east of the existing property up to the boundary with the adjacent property at 150 Boultham Park Road.

The application is brought before Planning Committee as the applicant is married to a City Councillor.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 07/04/2022 and 15/05/2022

Policies Referred to

- National Planning Policy Framework
- Central Lincolnshire Local Plan Policy LP26

Issues

- Visual Amenity
- Residential Amenity
- Technical Matters

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

Consultee	Comment
Upper Witham Internal Drainage Board	Comments Received

Public Consultation Responses

Name	Address
Mr Peter Tully	150 Boultham Park Road Lincoln Lincolnshire LN6 7TF

Consideration

Principle of the Development

The principle of extending a property in a residential area is accepted subject to meeting the amenity and design criteria set out in Central Lincolnshire Local Plan Policy LP26.

Visual Amenity

The proposal would use appropriate, high quality materials to match the existing property which reinforce local distinctiveness. The extension would be of a scale and mass in keeping with the host property and neighbouring properties and as such would accord with local plan policy.

Residential Amenity

The proposal has received an objection from the neighbouring property, 150 Boultham Park Road. The issues raised are:

- Object to the new extension running into my drain and manhole.
- The plans look to show the extension to be right to the boundary of the property adjacent to 150 BPR, which is not an issue as such; however, it would mean that the gutter, soffit and part of the roof would encroach onto 150 BPR. Therefore, should I wish to build an extension at some time in the future it would become an issue. If the extension is in line with the garage at the rear of 152 BPR then it possibly would not become an issue, there may be enough room for the gutter and roof to sit in the dividing air space.
- The gable end of my current single storey extension has 3 x vents; I would need reassurance that I have access to them as and when necessary.
- The supporting Pillar at the rear of the extension will be partly on my property or will butt up/be very near to my single storey extension at 150 BPR. This means the footings on my extension will potentially be disturbed and undermined.

The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. The proposal would not result in any overlooking or loss of light to the adjacent property and is of a scale and design that would not result in overbearing. The issues raised by the neighbour have been passed on to the agent who has agreed to meet with the neighbour to discuss the concerns. The gutter can be designed so that it doesn't

overhang the boundary and the Building Regulations process ensures that the foundations for the extension would be suitable and would not impact on the neighbouring property.

Technical Matters

The Highways Authority have no objections to the proposal.

A scheme for surface water drainage would be conditioned as part of the consent to ensure that the system, whether mains drains or SUDs, has sufficient capacity to accept any additional Surface Water.

Conclusion

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

Application Determined within Target Date

Yes – with an extension of time.

Recommendation

That the application is Granted Conditionally.

Conditions

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

This page is intentionally blank.

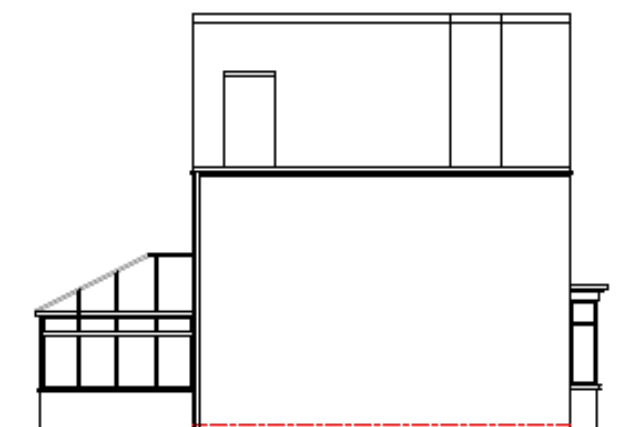
Plans

Site Location Plan



Elevations





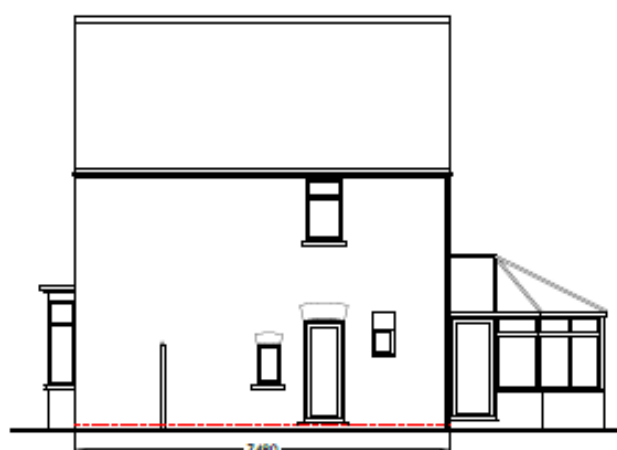
West (Side) Elevation - Proposed



South (Front) Elevation - Proposed



North (Rear) Elevation - Existing



East (Side) Elevation - Existing

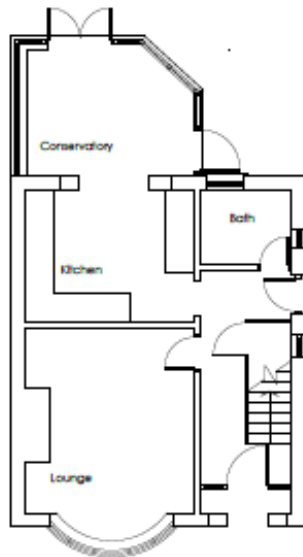


North (Rear) Elevation - Proposed

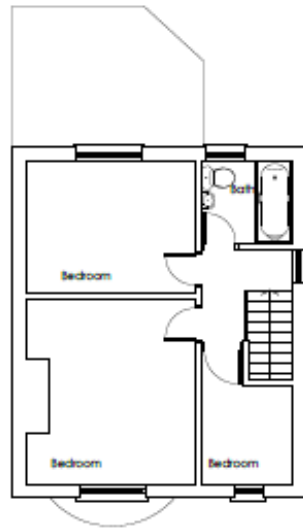


East (Side) Elevation - Proposed

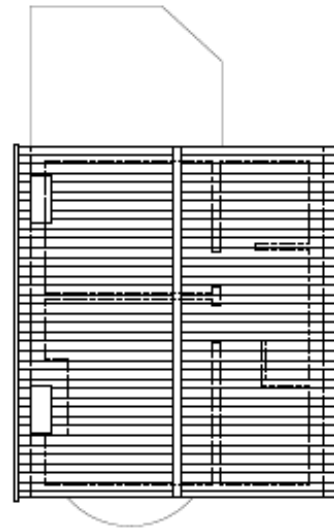
Floor Plans



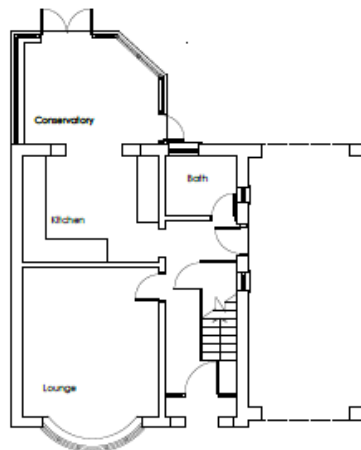
Ground Floor - Existing



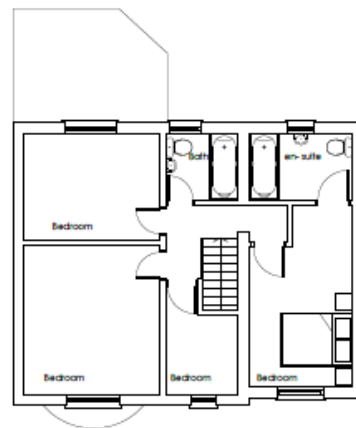
First Floor - Existing



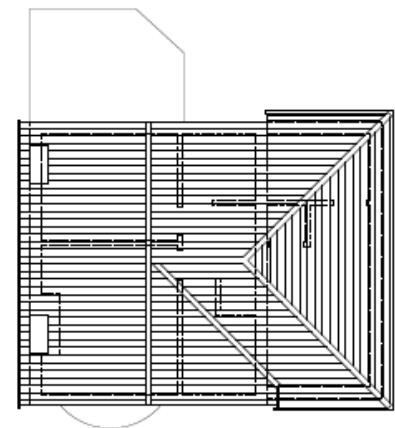
Roof Plan - Existing



Ground Floor - Proposed



First Floor - Proposed



Roof Plan - Proposed

Site Photos







Consultee Comments



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

To: Lincoln City Council

Application Ref: 2022/0134/HOU

Proposal: Erection of a two storey side extension with car port at ground floor

Location: 152 Boultham Park Road, Lincoln, Lincolnshire, LN6 7TE

With reference to the above application received 18 February 2022

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.

This proposal will have no impact on the highway or surface water flood risk.

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.

Case Officer:

Date: 21 February 2022

Sarah Heslam

for Warren Peppard
Head of Development Management

Dear Sir/Madam,

REFERENCE: 2022/0134/HOU

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION WITH CAR PORT AT GROUND FLOOR

LOCATION: 152 BOULTHAM PARK ROAD, LINCOLN, LINCOLNSHIRE, LN6 7TF

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

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system.

- If soakaways are proposed the suitability of new soakaways, as a means of surface water disposal, should be to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be reconsulted.
- Where Surface Water is to be directed into a Mains Sewer System the relevant bodies must be contacted to ensure the system has sufficient capacity to accept any additional Surface Water.
- Any discharge into a water course will require a consent from the Board under the Land Drainage Act.

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.

www.witham3idb.gov.uk

Neighbour Comments

150 Boultham Park Road Lincoln Lincolnshire LN6 7TF (Objects)

Comment submitted date: Fri 25 Feb 2022

I have concerns regarding this proposed extension as follows:-

1. The Mains Drain. Presently 152 BPR (Boultham Park Road) drain runs into my drain/manhole on my property and in recent years this has become blocked on numerous occasions backing up into 152BPR. With the proposed extension having an En-suite this will potentially increase the pressure on the drain. There needs to be provisions for a manhole and a redirection of the drain into the main sewer on the property of 152 BPR being made – I object to the new extension running into my drain and manhole.
2. The plans look to show the extension to be right to the boundary of the property adjacent to 150 BPR, which is not an issue as such; however, it would mean that the gutter, soffit and part of the roof would encroach onto 150 BPR. Therefore should I wish to build an extension at some time in the future it would become an issue. If the extension is in line with the garage at the rear of 152 BPR then it possibly would not become an issue, there may be enough room for the gutter and roof to sit in the dividing air space.
3. The gable end of my current single storey extension has 3 x vents; I would need reassurance that I have access to them as and when necessary.

I suggest that an on-site meeting between all relevant parties is convened at the earliest opportunity to discuss the plans further and to reach an agreement if possible.

150 Boultham Park Road Lincoln Lincolnshire LN6 7TF (Objects)

Comment submitted date: Mon 28 Feb 2022

In addition to my first objections/observations, having re-examined the plans it would appear that the supporting Pillar at the rear of the extension will be partly on my property or will butt up / be very near to my single storey extension at 150 BPR. This means the footings on my extension will potentially be disturbed and undermined.