

PLANNING COMMITTEE

Wednesday, 10 August 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 - 29 June 2022	5 - 20
2. Declarations of Interest	
Please note that, in accordance with the Members' Code of Conduct, when declaring interests members must disclose the existence and nature of the interest, and whether it is a disclosable pecuniary interest (DPI) or personal and/or pecuniary.	
3. Update Sheet	To Be Tabled

4. Work to Trees in City Council Ownership	21 - 26
5. Applications for Development	
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THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 (AS AMENDED)

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

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

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

The application files contain the following documents:

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

APPLICATIONS WITH ADDITIONAL BACKGROUND PAPERS (See 5 above.)

Application No.: Additional Background Papers

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

Criteria:

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

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

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

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

Apologies for Absence: Councillor Naomi Tweddle and Councillor Debbie Armiger

1. Confirmation of Minutes - 20 April 2022

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

Minute Number 98: 471-480 High Street, Lincoln

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

2. Declarations of Interest

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

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

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

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

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

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

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

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

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

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

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

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

3. Members Statements

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

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

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

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

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

4. Work to Trees in City Council Ownership

Lee George, Open Spaces Officer:

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

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

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

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

5. Confirmation of Tree Preservation Order No.171

Lee George, Open Spaces Officer:

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

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

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

The Planning Team Leader:

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

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

The following questions emerged:

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

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

The Planning Team Leader responded to the questions as follows:

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

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

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

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

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

8. Greyfriars Museum , Broadgate, Lincoln

The Planning Team Leader:

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

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

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

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

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

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

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

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

9. **2 Cottesford Place, Lincoln**

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

The Assistant Director of Planning:

- a. described the application site, located at 2 Cottesford Place, Lincoln
- b. advised that the application proposed the demolition of existing dwellinghouse and the erection of a replacement dwellinghouse
- c. provided details of the policies pertaining to the application, as follows:
 - Policy LP1 A Presumption in Favour of Sustainable Development
 - Policy LP2 The Spatial Strategy and Settlement Hierarchy
 - Policy LP25 The Historic Environment
 - Policy LP26 Design and Amenity
 - National Planning Policy Framework
- d. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Principle of Use
 - Visual Amenity, Character and Appearance of the Conservation Area and Listed Buildings
 - Residential Amenity
 - Scheduled Monument and Archaeology
 - Trees
 - Access and Highways
- e. outlined the responses made to the consultation exercise
- f. concluded that:

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

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

The following questions emerged:

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

The Assistant Director of Planning responded as follows:

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

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

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

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

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

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

10. 7 Western Avenue, Lincoln

The Planning Team Leader:

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

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

The following questions and emerged:

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

The Planning Team Leader responded as follows:

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

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

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

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

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

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

11. 145 Wragby Road, Lincoln

The Assistant Director of Planning:

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

RESOLVED that the planning permission be granted

12. 17 Hamilton Road, Lincoln

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

The Assistant Director of Planning:

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

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

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

13. City Crematorium, Washingborough Road, Lincoln

The Planning Team Leader:

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

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

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

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

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

The Planning Team Leader:

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

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

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

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

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

Standard Conditions

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

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

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

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

Conditions to be Adhered to at all Times

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

Reason. In order to protect residential amenity.

15. 90 Outer Circle Drive, Lincoln

The Assistant Director of Planning:

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

demolition and any proposed restoration of the site.

e. advised that The LPA was not required to notify neighbours as part of this type of application. However, it did require the developer to display a site notice for a minimum period of 21 days of the 28 days beginning with the date on which the application was submitted to the LPA.

f. concluded that:

- The proposed demolition works satisfied the criteria and conditions of Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as Amended). Prior approval details had been received as part of the submission, and these details were considered to be adequate/ satisfactory for the purposes of this prior approval notification application.

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

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

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

16. 152 Boultham Park Road, Lincoln

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

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

The Assistant Director of Planning:

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

- Visual Amenity
- Residential Amenity
- Technical Matters

f. outlined the responses made to the consultation exercise

g. concluded that:

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

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

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

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 6 / SCHEDULE DATE: 10 August 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	25 Tower Avenue	<u>Abbey Ward</u> 1 x Leyland cypress <u>Retrospective notice</u> This tree is in close proximity to a City Owned void property.	Approve works and replace with a Bird Cherry; to be located in the amenity grassland area located on Tower Crescent.
2	N/A	29 Rosewood Close	<u>Birchwood Ward</u> 3 x self-set Ash 4x self-set Elderberry <u>Fell</u> These trees are in close proximity to/and causing direct damage to the adjacent property fence line.	Approve works.
3	N/A	12 Truro Drive – Hospital Plantation to rear of property	<u>Birchwood Ward</u> 2 x Oak <u>Fell</u> These trees both have a severe lean which directly affects the infrastructure of the adjoining property; removal of vegetation to mitigate the current issue would result in canopy loss of approximately 80%.	Approve works and replant 2 x replacement Oaks, to be located within Melbourne Road open space.
4	N/A	Cycle track between Dixon Street and Altham Terrace	<u>Boultham Ward</u> 1 x Willow <u>Retrospective notice</u> This tree was removed as it had suffered from	Replace removed tree with 1 x Willow; to be located in the immediate area, at a safe distance from the

			instability; this led to an incident with a cyclist who was severely injured due to an impact with the trunk.	edge of the cycleway.
5	N/A	Boultham Park – Grassland to rear of bandstand	<p><u>Boultham Ward</u></p> <p>1 x Beech</p> <p><u>Retrospective notice</u></p> <p>This tree originally had approval for a 20% reduction to stabilise a weak basal union. During a recent survey, a significant increase in the degree of basal separation was identified. The additional discovery of Phytophthora in close proximity to the base of the union led to the decision to undertake an immediate 50% reduction to reduce the risk of a catastrophic canopy failure.</p>	<p>The remaining canopy will be braced utilising Cobra cable to impart further stability.</p> <p>All substantial reduction points where fracture pruned to mimic natural branch shedding, this process provides enhanced biodiversity opportunities whilst also being a pro-active way to retain a tree which would otherwise require complete removal.</p>
6	N/A	Boultham Park – Amenity grassland opposite front gates	<p><u>Boultham Ward</u></p> <p>1 x Maple</p> <p><u>Retrospective notice</u></p> <p>This tree suffered a partial collapse on the afternoon of the 15th of July.</p> <p>The tree was felled as a matter of urgency to prevent further risk to persons or property.</p>	Grind out stump and replace tree with a suitable heavy standard tree; the species to be decided through consultation with BPAG.
7	TPO	3 Acer Court – City owned grassland to rear of property	<p><u>Hartsholme Ward</u></p> <p>1 x Whitebeam</p> <p><u>Fell</u></p> <p>This tree has significant structural defects which place the tree at risk of failure.</p>	Approve works and replant with a replacement Whitebeam; to be located in a more suitable position within the adjacent amenity grassland area.

8	TPO	Fulmar Road – Footpath located between both entrances to Staffordshire Crescent.	<p><u>Hartsholme Ward</u></p> <p>Various Pines, Willows, and Silver Birch</p> <p><u>Coppice Willows / Canopy lift Silver Birch and Pines.</u></p> <p>Requested work is intended to remove vegetation ingress into the pedestrian footpath.</p>	Approve works.
9	N/A	Ockbrook Court – Newport Cemetery	<p><u>Minster Ward</u></p> <p>1 x Acer</p> <p><u>Fell</u></p> <p>This tree is causing direct damage to the adjacent brick-built boundary wall; the tree is of such form that pruning cannot be undertaken to mitigate the issue.</p>	Approve works – replant with a replacement Acer to be located at a suitable distance away from the affected wall.
10	N/A	Romney Drive flats – communal grassland area to rear	<p><u>Moorland Ward</u></p> <p>1 x Cherry</p> <p>1 x Silver Birch</p> <p><u>Fell</u></p> <p>These trees are in heavy decline and pose a hazard to the adjoining property.</p>	Approve works – replace trees with like and replant at a suitable distance away from the adjoining property.

Application Number:	2022/0377/FUL
Site Address:	Greetwell Nursing Home, 68-70 Greetwell Close, Lincoln
Target Date:	8th July 2022
Agent Name:	Heronswood Design Ltd
Applicant Name:	Mr Graham Smith
Proposal:	Change of use from nursing home (use class C2) to 11 residential flats (use class C3), hard and soft landscaping and installation of bin store and cycle store.

Background - Site Location and Description

Planning permission is sought to change the use of 68-70 Greetwell Close from a nursing home (use class C2) to 11 residential flats (use class C3) with hard and soft landscaping, car parking and installation of bin store and cycle store.

The property is situated on the west side of Greetwell Close, a three storey property in a prominent position. Greetwell Close is a residential area with a mixture of property types. HMP Lincoln is situated to the east and Lincoln County Hospital to the south.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 26.07.2022.

Policies Referred to

- National Planning Policy Framework
- Central Lincolnshire Local Plan Policy LP26: Design and Amenity
- Policy LP37: Sub-Division and Multi-Occupation of Dwellings

Issues

- Residential Amenity
- Visual Amenity
- Highways
- Drainage
- S106 Agreement

Consultations

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

Statutory Consultation Responses

Consultee	Comment
NHS England	No Response Received
Monks Road Neighbourhood Initiative	No Response Received
Lincolnshire Police	Response Received
Lincoln Civic Trust	No Response Received
Education Planning Manager, Lincolnshire County Council	No Response Received
Anglian Water	Comments Received
Environment Agency	Comments Received
Upper Witham, Witham First District & Witham Third District	No Response Received
Highways & Planning	Comments Received

Public Consultation Responses

Name	Address
Mr David Collins	6 Ancaster Avenue Lincoln Lincolnshire LN2 4AY
Mr Martin Christopher	11 Ploughmans Lane Lincoln Lincolnshire LN2 4FY
Martin Christopher	11 Ploughmans Lane Lincoln Lincolnshire LN2 4FY
Miss Rosanna McGlone	2 Ancaster Avenue Lincoln LN2 4AY
Local Resident	Ancaster Avenue Lincoln LN2 4AY

Mr Christopher Toyne	35 Greetwell Close Lincoln Lincolnshire LN2 4BA
Fiona Thompson	8 Ancaster Avenue Lincoln Lincolnshire LN2 4AY
Mrs Nicola Chanamuto	47 Greetwell Close Lincoln Lincolnshire LN2 4BA
Mrs M Drury	60 Greetwell Close Lincoln Lincolnshire LN2 4BA
Mrs M D	60 Greetwell Close Lincoln Lincolnshire LN2 4BA
Sam S	

Consideration

Planning Policy and Principle of Development

Policy LP37 supports the sub-division and multi-occupation of dwellings within Lincoln. The conversion or change of use of existing dwellings and buildings in other uses to self-contained flats or shared accommodation including houses in multiple occupation will be supported where:

- a. the existing dwelling or building is capable of conversion without causing harm to the amenities of future occupants, neighbours and the wider area;
- b. in the case of an existing dwelling, it can be demonstrated there is an established lack of demand for the single family use of the property concerned;
- c. the development will not lead to or increase an existing over-concentration of such uses in the area;
- d. adequate provision is made for external communal areas, bin storage and collection, and on-site parking and cycle storage unless it can be demonstrated that the site is sustainably located on a regular bus route or within walking distance of the City Centre.

Residential Amenity

A number of letters have been received from concerned neighbours. These issues principally relate to:

- Car parking
- Loss of trees
- Bin storage
- Over concentration of flats
- Noise

The proposal would result in no loss of trees and the existing landscaping would remain. Car parking and bin storage is proposed to the rear of the site but there is no need to remove the landscaping for this to be achieved. However, it should be noted that none of the trees in the application site are protected so they could be removed without the need for permission.

The proposal would provide 11 flats. With the exception of flat 1 and flat 8 all of the flats meet the minimum space standards for flats. Flat 1 is 1m² below and flat 8 is 4m² below the guidelines. However, it is considered that the floorplans represent a natural division of the property without having to carry out any extensive external works to the building, which is welcomed. The property was previously a 20bed nursing home and the proposal would provide 15bedrooms over the 11 flats. This is not considered to be an over intensification in the use of the building.

In terms of noise, whilst the proposal requires a change of use, the proposed use is considered an acceptable use in already residential area. As the proposal does not represent an over concentration in the use of the building there is no reason to believe that the use would give rise to unacceptable levels of noise. There is the potential for noise disturbance during the construction works, therefore the hours of work would be controlled by condition.

The proposal allows space for 22 240ltr domestic bins. There are concerns that this is insufficient given that other districts are moving to a 3 bin system. Looking at the floor plans there appears to be sufficient external space to extend this bin store in the future if required, or they may change to 3 smaller bins.

Visual Amenity

The sub-division of the building would require minor alterations to the external appearance of the building. To the front elevation an additional patio door would be required to serve the basement flat, however much of this would be obscured from view as it is below the ground floor/street level.

To the north elevation an existing door would be changed to a window, and a boarded up window would be opened up. To the rear elevation boarded up window openings would be opened, and another door would be changed to a window. To the south elevation a boarded up window and door would be opened up. Where windows and doors are required to be changed they will match the existing.

It is considered that the external changes to the building would be minor and would accord with Local Plan Policy LP26.

Highways

The proposal includes 11 off street car parking spaces, one per flat. This provision has been assessed by the Highways Authority who have raised no objections to the proposal. "The site is in a sustainable location with good access to local amenities and facilities by foot, cycle and public transport. The scheme will utilise two existing dropped kerbed accesses for car parking within the site curtilage. The site is in a residential location close to the hospital and benefits from parking restrictions to prevent dangerous or nuisance parking."

A condition would be attached to ensure that a scheme for electric vehicle charge points is installed on site prior to the flats being occupied.

Local residents have raised concerns that the number of spaces are insufficient however the Planning Authority are minded to agree with the Highway Authority. Also, as the development has off-street parking, they would not be eligible to apply for resident parking passes. Therefore, the existing residents would not be impacted.

Drainage

The preferred method for surface water disposal would be to a sustainable drainage system with connection to the mains sewer seen as the last option. A surface water management strategy should be secured by condition and submitted prior to the commencement of development to prevent environmental and amenity problems arising from flooding.

S106 agreement

The proposed development would be required to pay a S106 contribution towards playing fields and local green infrastructure.

No education or NHS contribution has been requested. No affordable housing contribution is required because the scheme is eligible for vacant building credit.

Conclusion

It is considered that the proposed development would accord with national and local planning policy. The proposal would be an appropriate reuse of the building in an established residential area. The external works to be building would be minimal and therefore would have no adverse impact on visual amenity.

Application Determined within Target Date

Yes with an extension of time.

Recommendation

That the application is granted conditionally subject to the signing of a S106 agreement.

Conditions

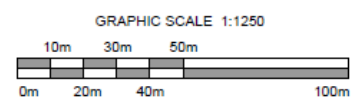
- Development to commence within 3 years
- Development to be carried out in accordance with the submitted plans
- Construction hours
- Electric Vehicle Charging points

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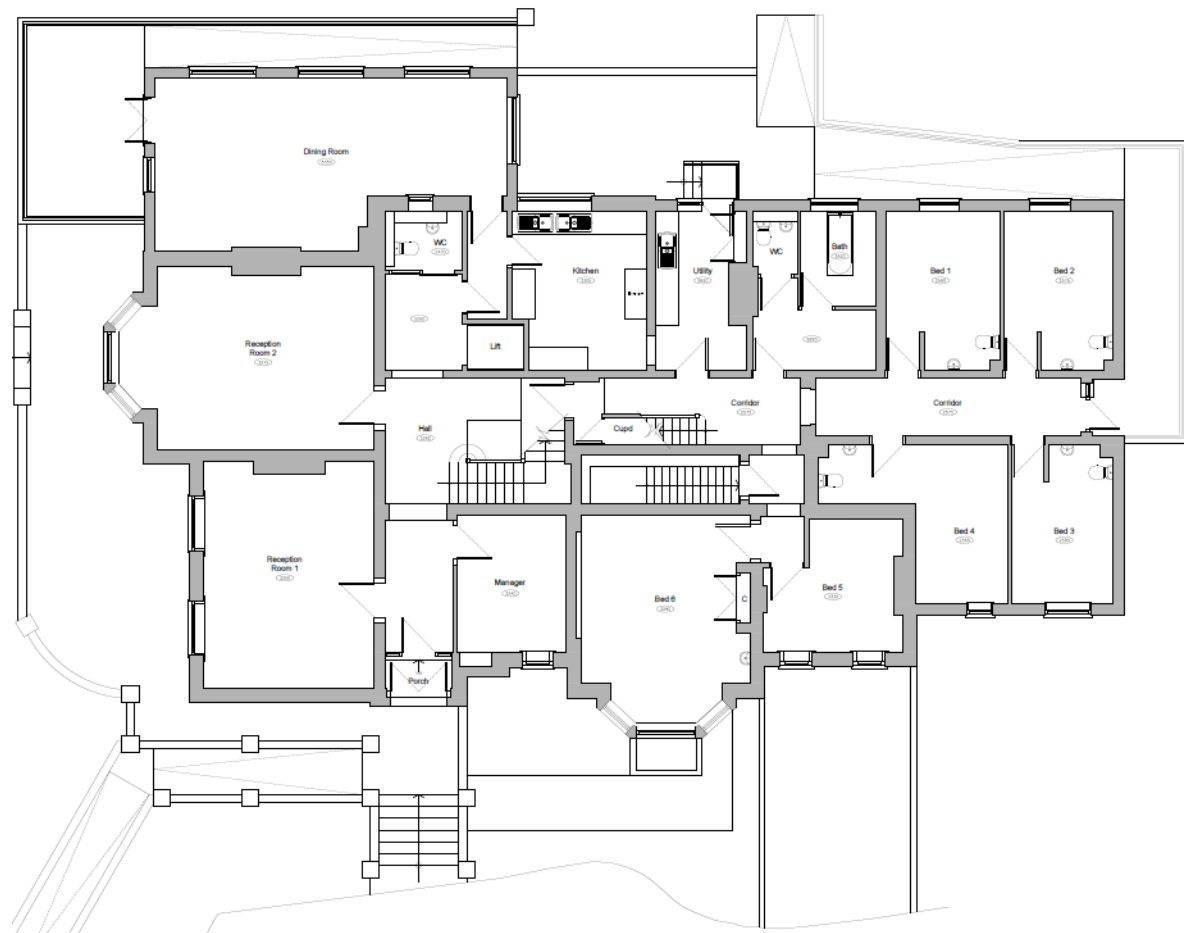
Site Location Plan



Existing
Site Location Plan



Existing Plans

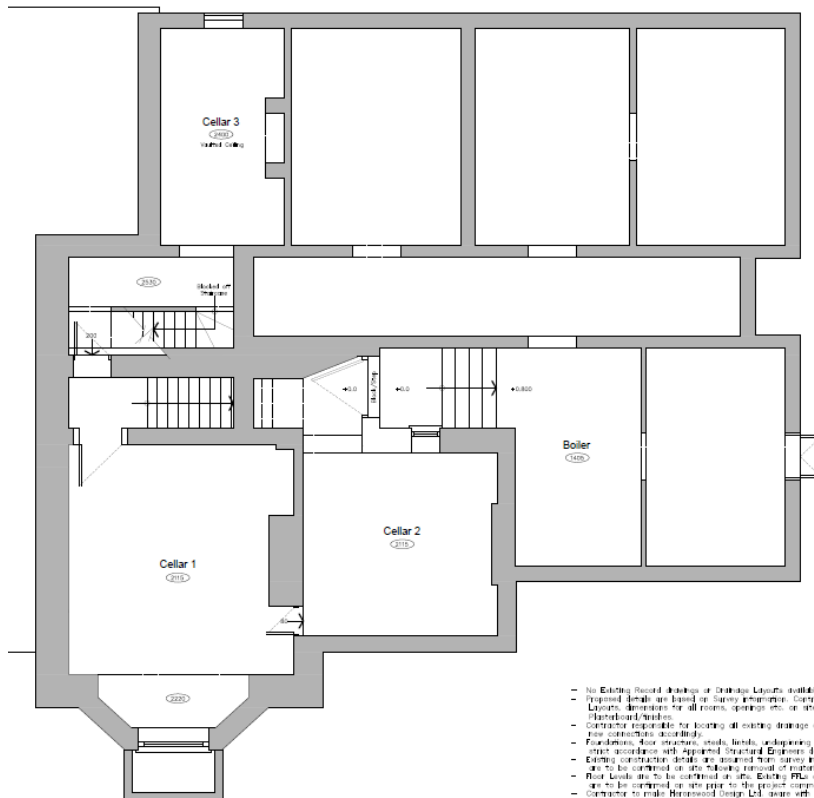


Existing
Ground Floor Plan

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Existing
First Floor Plan



Existing
Basement Floor Plan

- No Existing Record Drawings or Drainage Layouts available from
- Proposed details are based on survey information. Contractor to
- Layout, dimension for all rooms, openings etc. on site before
- Foundations, floor slabs, walls, beams, and openings require
- Existing construction details are assumed from survey information
- Floor levels are to be confirmed on site. Existing P.L. are to
- Contractor to make Broomfield Design Ltd. aware with any

Client
Saxilby Construction Ltd.
Project
Conversion of Former 20



Existing
Front (East) Elevation



Existing
Side (North) Elevation

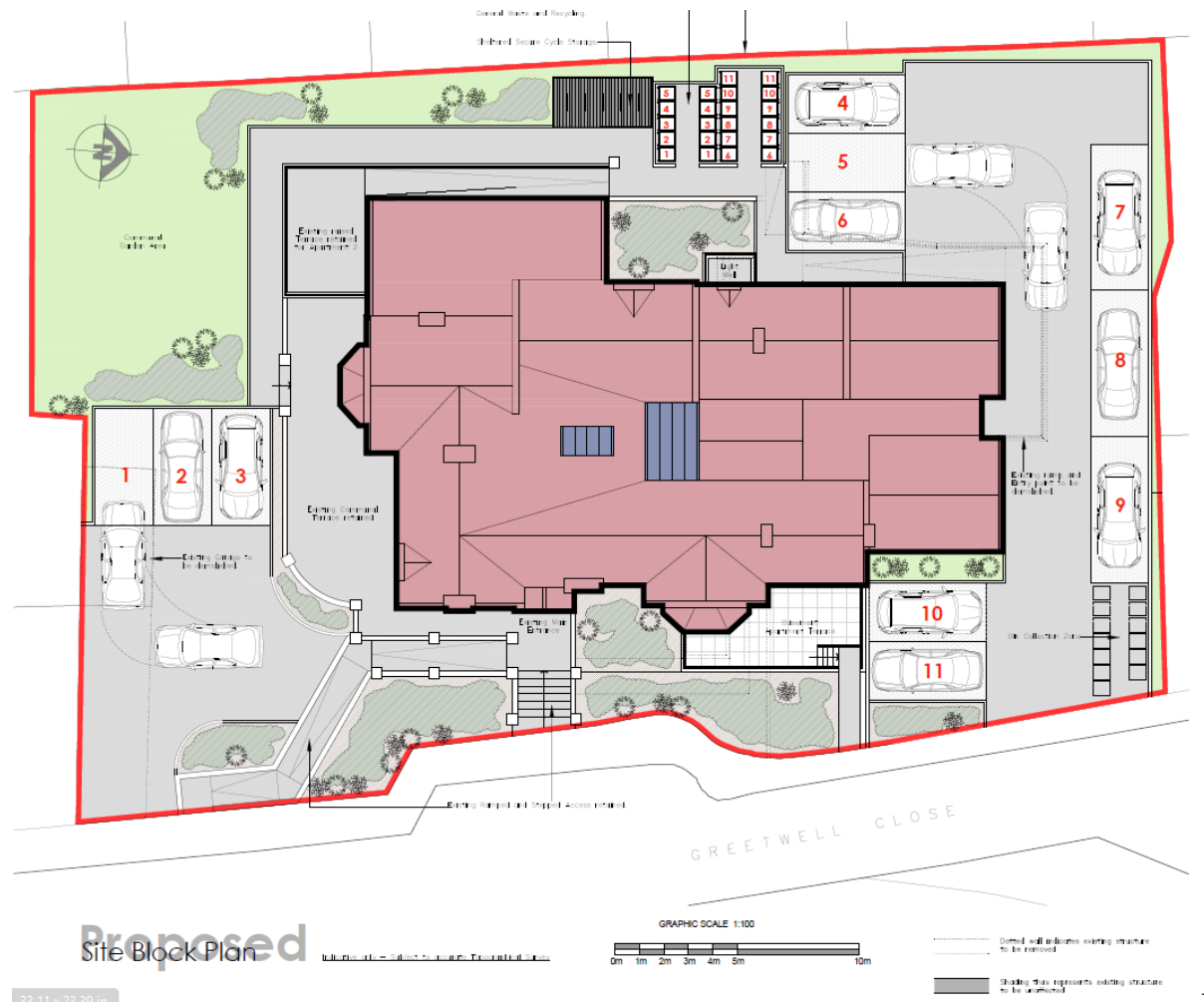


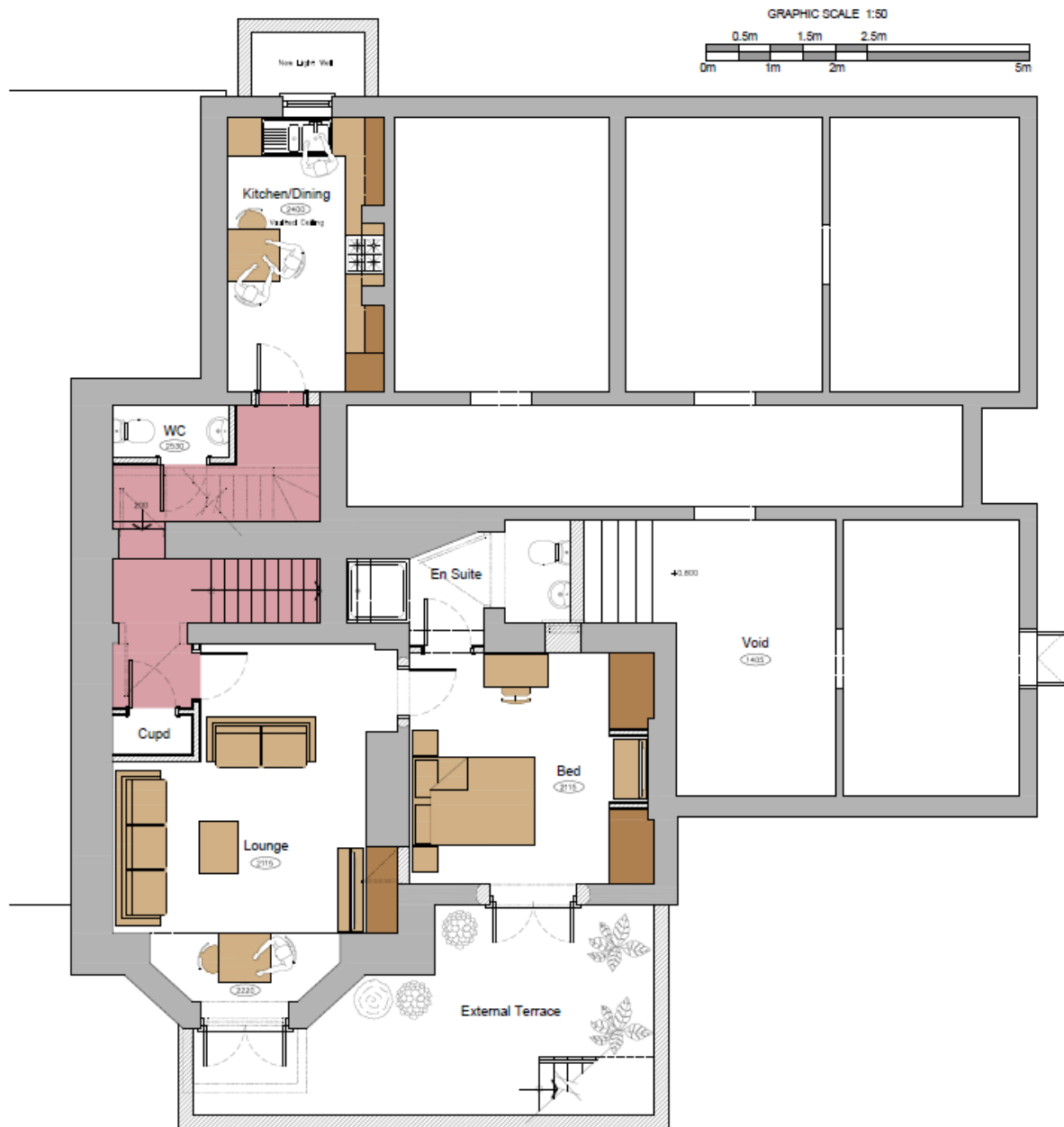
Existing
Rear (West) Elevation



Existing
Side (South) Elevation

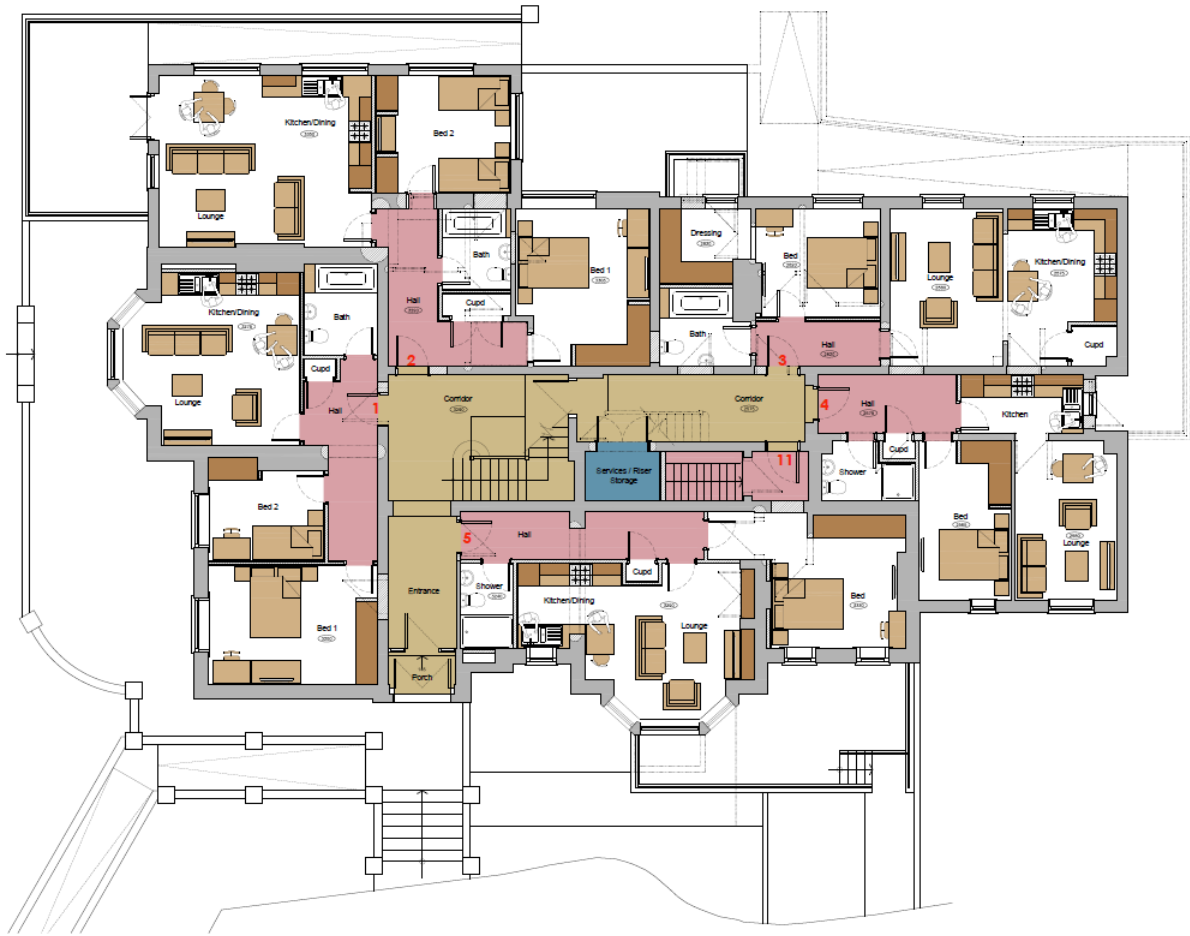
Proposed Plans



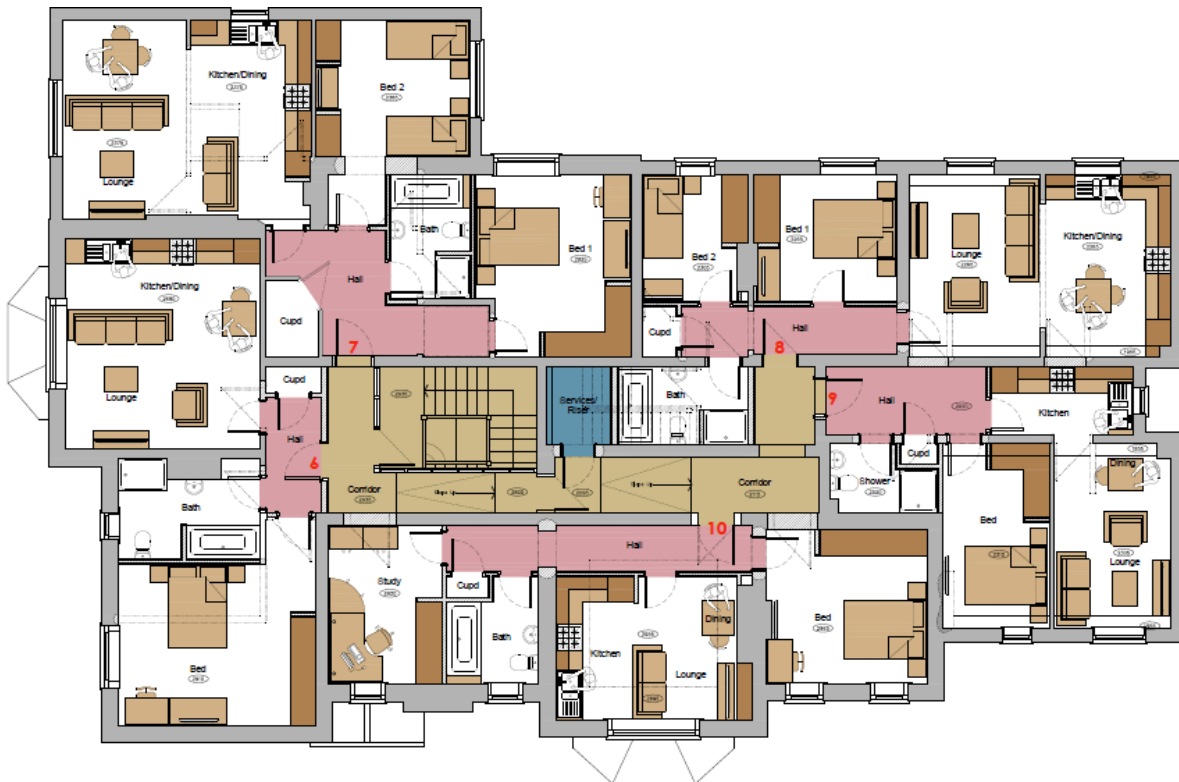


Proposed
Basement Floor Plan

Client
Saxilby Construction Ltd.



Proposed
Ground Floor Plan



Proposed
First Floor Plan



Proposed
Front (East) Elevation



Proposed
Rear (West) Elevation



Proposed
Side (North) Elevation



Proposed
Side (South) Elevation

Site Photos









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Statutory Consultee Responses



Ref: S22/0683

17th May 2022

Directorate of Communities & Environment
Simon Walters MBA, ACG, MCMI
City Hall, Beaumont Fee
Lincoln, LN1 1DF
Telephone: (01522) 881188

Town and Country Planning Act 1990
Consultation on Planning Permission

Greetwell Nursing Home, 68-70 Greetwell Close, Lincoln, Lincolnshire, LN2 4BA

Change of use from nursing home (use class C2) to 11 residential flats (use class C3), hard and soft landscaping and installation of bin store and cycle store.

Lincolnshire Police do not have any objections to this application

Individual Flat or Unit Doors.

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

Access Control

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

Communal 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.

POLICE HEADQUARTERS
PO Box 999, Lincoln LN5 7PH
(Sat Nav: LN2 2LT)
www.lincs.police.uk

☎ 01522 55 8292
☎ 075700 99424
✉ john.manuel@lincs.pnn.police.uk



- 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.

Landscaping

Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any trees should be pruned up to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

Footpaths

It is preferable that footpaths are not placed to the rear of properties or provide such access, if deemed essential they should be securely gated. The gates should be placed to the front of the building line and suitable illuminated with a key operated lock from both sides of the gate. Effort should be made to ensure that the opportunity for concealed and easy access to individual premises is avoided; this is particularly relevant to ground floor windows.

Developers should ensure that access to the rear of the building is secured by access-controlled gates.

Lighting

Regarding the lighting I would suggest that external lighting be low energy consumption lamps with an efficacy of greater than 40 lumens per circuit watt. The Code for Sustainable Homes requires security lighting to be PIR and for the lamp not to exceed 150w. Secured by Design has not specified this type of security lighting for several years following advice from the Institute of Lighting Engineers and police concerning the increase in the fear of crime (particularly amongst the elderly) due to repeated PIR activations. Research has proven that a constant level of illumination is more effective at controlling the night environment. The Code for Sustainable Homes does not penalise specifiers that follow the SBD guidance (constant level of illumination by utilising low energy luminaires) and allows credits to be awarded for 'default case'.

External lighting must be switched using a photo electric cell (dusk to dawn) with a manual override.

Building Regulations (October 1st, 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

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

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct

access to the premises. Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.

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

External doors

The Secured by Design requirement for all external door sets is PAS 24:2016 (doors of an enhanced security). *This applies to flat entrance door-sets and as such should meet the same specifications as 'front door'.* The locking hardware shall be operable from both sides of an unlocked door without the use of a key (using a roller latch). If the door set is certified to either PAS 24:2012 or STS 201 Issue4: 2012 then it must be classified as DKT.

Climbing Aids

Where balconies are included, they should be designed to remove any potential to be used as a climbing aid to gain access to any part of the property.

Windows

All ground floor windows and those that are easily accessible from the ground must conform to improved security standard BS7950: 1997 or WCL 4. PAS24:2016 Glazing should include at least one pane of laminated glass to a minimum thickness of 6.8 mm. (WCL 4 is the reference number for BS7950 and is published by Warrington Certification Laboratories).

Window retainers may be applicable on the ground floor windows as well as all other accessible windows.

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.

It is recommended that an excellent point of reference is the PCPI SBD *Homes 2019* which can be located at www.securedbydesign.com.

Yours sincerely

John Manuel

Force Designing Out Crime Officer (DOCO)

From: LN Planning <LNplanning@environment-agency.gov.uk>
Sent: 17 May 2022 12:55
To: Technical Team (City of Lincoln Council)
Subject: RE: Consultation on Planning Application 2022/0377/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.

Dear Sir/Madam

The Environment Agency does not wish to make any comments on this application. It does not appear to match any of the criteria on our consultation checklist.

However, if you believe you do need our advice, please do not hesitate to get in touch.

Kind regards,

Rebecca Flint
Planning adviser | Environment Agency | Sustainable Places | Lincolnshire and Northamptonshire Area
07867154071
rebecca.flint@environment-agency.gov.uk
Working days: Monday to Friday



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 189785/1/0147348
Reference:

Local Lincoln District (B)
Planning
Authority:

Site: Greetwell Nursing Home 68-70 Greetwell
 Close Lincoln Lincolnshire LN2 4BA

Proposal: Change of use from nursing home (use
 class C2) to 11 residential flats (use class
 C3), hard and soft landscaping and
 installation of bin store and cycle store

Planning 2022/0377/FUL
application:

Prepared by: Pre-Development Team

Date: 20 May 2022

ASSETS

Section 1 - Assets Affected

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

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

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Canwick Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Section 3 - Used Water Network

This response has been based on the following submitted documents: Application form and Design and Access Statement. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - 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.

There is no surface water strategy submitted with the planning application relevant to Anglian Water, and 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.

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:

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)

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: 2022/0377/FUL

Proposal: **Change of use from nursing home (use class C2) to 11 residential flats (use class C3), hard and soft landscaping and installation of bin store and cycle store**

Location: **Greetwell Nursing Home, 68-70 Greetwell Close, Lincoln, Lincolnshire, LN2 4BA**

With reference to the above application received 16 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.

This proposal seeks permission to convert a 20 bed nursing home to 11 residential flats. There are no changes proposed to the building's footprint.

The proposal provides 11 car parking spaces and secure and covered cycle storage. The site is in a sustainable location with good access to local amenities and facilities by foot, cycle and public transport. The scheme will utilise two existing dropped kerbed accesses for car parking within the site curtilage.

The site is in a residential location close to the hospital and benefits from parking restrictions to prevent dangerous or nuisance parking.

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit our website via the following links:
Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>
Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

NO OBS

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

Case Officer:

Date: 16 June 2022

Becky Melhuish

for Warren Peppard
Head of Development Management

Councillor Clare Smalley

Comment Date: Tue 07 Jun 2022

I am writing to you with regard to the above planning application, as per your notification.

I would welcome development of this building, especially as it has been unoccupied now for several years. I would however like to make a few recommendations to be considered.

I am pleased to see that 11 parking spaces have been proposed, although this only allows for one car per flat whether they are one or two bedroomed. This is inadequate as many couples and even small families are likely to have more than one car, therefore I would like to see this number increased in order to allow for this. Increasing the number of spaces would also accommodate visitors, as well as delivery vehicles. This additional provision is especially important as there is very limited parking available along Greetwell Close to support such an increase. I would also recommend that all the parking spaces are all equipped with electric car charging points and that a lockable cycle storage area is also created in order to support more environmental transport options.

Bin storage has been considered however with additional bins being a possibility in the future, this plan needs to be flexible in order to be able to accommodate the possibility of additional bins.

I would also recommend, for the security of residents that external letter boxes are fitted.

I note that at the time of writing there are several concerns from residents, I would therefore ask that the objections from neighbours and concerns are taken into consideration when considering the application and that where possible everything is done to mitigate any concerns.

It would also be important for all neighbours to ensure that if planning permission was granted, construction work and deliveries were restricted to normal day time working hours, in order to limit any additional noise and disturbance that this conversion may cause.

Many thanks,

Clare

Neighbour Consultee Responses

47 Greetwell Close Lincoln Lincolnshire LN2 4BA (Objects)

Comment submitted date: Sun 05 Jun 2022

We support the use of this building for homes, rather than it standing empty and gradually becoming derelict.

However, we object to the plans in their current form. We feel that 11 flats is too many for this development given that this is a quiet area and a narrow road with limited passing space for two vehicles at points. We would like to see fewer, larger flats which could house families rather than individuals and potentially see longer-term occupancy. We are concerned that creating so many flats is ethically problematic given the mental health implications of small living spaces which we have seen over successive lockdowns during the pandemic.

In addition, the proposed parking arrangements do not seem sufficient. Like others who have commented, we are also concerned about increased noise, impact on local wildlife (for example owls and bats) and potential increase in litter and pests.

We would also like to echo Cllr Christopher's comment that planning consultation letters should have been distributed along the whole of Greetwell Close.

60 Greetwell Close Lincoln Lincolnshire LN2 4BA (Objects)

Comment submitted date: Sun 05 Jun 2022

After discussing the proposed conversion with residents on Greetwell close, it became apparent that not everyone had received letters outlining the plans. The conversion affects everyone on the street but only a few were informed. The concerns brought up were around the amount of flats being squeezed into this building. The intended 11 flats could result in 22 or more people in a small area. The noise level on a very quiet street would increase immensely. Rubbish from that amount of people would cause bin smells and increased rodents, as only collected fortnightly. We also have a fox, hedgehogs, squirrels, bats and owls sharing the street with us and their habitats would be greatly affected by the impact of so many more residents. Our street is very narrow and delivery vehicles can easily block it. The prison staff use it daily, so the traffic on it isn't just from residents. Most people have cars nowadays, so only 11 proposed spaces available is absolutely ridiculous. There aren't enough spaces for residents already, never mind for our visitors. Hospital visitors abuse the current residents parking and cars are often left overnight in our bays. We have nowhere else to park in the surrounding area. Adding more cars is totally impossible. We often get disabled badge holders parking at the Greetwell road end of the close. This causes near accidents, as our road is narrow and the turning is tight. They also park in the bay outside of the nursing home. So the addition of a possible 22 plus cars raises the biggest concern. While the residents agree in principle for the building to be converted into flats, the proposed 11 is far too many for this site. The area would be much better benefited by far fewer but higher end flats, much more in keeping with the outer shell of the building.

8 Ancaster Avenue Lincoln Lincolnshire LN2 4AY (Neutral)

Comment submitted date: Sat 04 Jun 2022

I am concerned that the plans show the removal of large trees which provide privacy to my property and for the flats. I would very much appreciate retaining the trees. I love my peaceful garden surrounded by greenery and wildlife which nest there.

35 Greetwell Close Lincoln Lincolnshire LN2 4BA (Objects)

Comment submitted date: Sun 29 May 2022

Although I totally agree that something needs doing with the old nursing home as it's empty and very neglected at the moment. However I do not agree to the conversion of 11 extremely small apartments, nor do I agree to the amount of parking spaces allocated.

Parking on this lovely quiet street is bad enough for the residents who already live here due to the council refusing to allow drop curbs to residents and the amount of people who think it's OK to park and leave cars for hours and sometimes days despite it being residents only parking.

Also I notice on a previous comment about the removal of conifers which would mean a tree survey would need to be carried out, but on the planning application the boxes are ticked with a NO stating no tree and hedge work to be carried out.

With regards the bins and the bin stores we feel that bins will just be left on the side of the street and will become a health issue as well as becoming unsightly and if we are issued with yet another bin for cardboard that would be 33 extra bins left out on bin day which would no doubt hinder the use of the pavement.

Ancaster Avenue Lincoln LN2 4AY (Objects)

Comment submitted date: Tue 24 May 2022

Hi Lana, I oppose the current plans.

This is an unsympathetic design for the building and surrounding area exasperating current residents issues and being totally deaf to the current housing issues and social climate. 11 bedsits squeezed in an existing building within the bare minimum of living space is for nothing but lining the landlords pocket. Lincoln has ample single bed flats, house shares, rooms and penthouse rentals throughout the city available for single occupancy at varying price points. This temporary accommodation does not allow for growth.

Noise:

With the increase of residents under a small building the noise is a concern to what is quieter residential area of the city. The possibility of an additional 11-30+ temporary renting occupants under one roof will have a negative impact on the surrounding community.

Though the plans are noted as excluding HMO's, from past experience of living in and around such conversions it isn't long until these bedsits are available for government assisted housing. Transient renters with no real interest or opportunities to put down roots in the community always brought problems to other residents in the area and in no way supports community. There is a missed opportunity to build up to 6 desirable and comfortably sized flats for sale here which would be far more in keeping and suitable for the area and current housing climate.

Traffic:

The spaces provided for 11 cars will not be adequate as most households have more than one vehicle. This doesn't allow for growth of a family and only attracts temporary renters. Additional parking spaces need to be created for current permit holders of Greetwell Close and surrounding streets which often exceed capacity. Especially if the new tenants are considering inviting family or friends over to visit, but let's be realistic, they will largely be couples than single occupancy. Currently many surrounding streets struggle with over crowding and poor parking facilities which results in the roads being blocked and leaves no room for cars to pass to the main roads or for emergency vehicles to access.

Layout and design:

An increase in rats plus many other scavengers and predators were prevalent when the building was used as a nursing home. The location of the bin store would be more suited to the front of the property next to the car park in order to deter animal activities. This would also eliminate problems surrounding overflowing bins, smells, attracting rats and other wildlife or litter blowing through to the gardens of the properties at the rear and sides which happened whilst operating as a nursing home. The total of 22 wheelie bins planned will not be enough for residents of this scale of property and tenants as the city progresses with it's plans to include further recycling measures.

Waste:

As above, too many residents and insufficient waste management planned. Current plan is short sighted and allows for mismanagement resulting in issues for local residents and nature.

Nature Conservation:

Being a quieter area of the city the wildlife is thriving. Additional traffic, noise and building will effect the nesting birds, squirrels, bats, foxes and hedgehogs which are regularly seen in the area. Additional waste and smell will attract unwanted scavengers and predators disturbing and changing the local eco system.

The plan of removing the conifer trees located at the back of the property should also be reconsidered. The trees provide a habitat to nesting animals as well as creating privacy for residents of Ancaster Avenue. The removal of these trees could also effect the root network neighbouring much larger trees causing much bigger issues.

11 Ploughmans Lane Lincoln Lincolnshire LN2 4FY (Objects)

Comment submitted date: Tue 24 May 2022

Hello Lana,

I have raised my concerns through the online form earlier today regarding the conversion of the old care home on Greetwell Close into residential flats.

Whilst I appreciate the need for increased housing in the City, I am very concerned to learn these properties will have just one car parking space per residence.

This doesn't account for guests, partners, children over the long term.

This area and its residents already have complaints regarding the inadequate parking. Due to its proximity to the hospital, there is residents only throughout the area and this section has No visitors' spaces at all.

The existing residents have been asking the county for changes to parking bays currently parallel into nose-in to increase numbers. But nothing has been done.

Now there will be 11 new homes over the road, I assume they will be entitled to residents parking permits. So where are the excess cars expected to go?

I also worry that as this development will impact all residents on Greetwell Close and Admirals Walk, I feel we should be contacting all of them. It is admirable that you have done more than the statutory minimum in this instance, but due to parking restrictions more cars will almost certainly impact everyone along that road. Not just those in closest proximity.

In its current format I am unable to support this development, so please change my earlier online contact accordingly. (I think I put neutral, with inadequate parking I am against)

Many thanks

Martin

Martin Christopher
Abbey Ward Councillor

Comment submitted date: Mon 16 May 2022

Space for 2 bins per property is likely to be inadequate as most councils move towards a 3/4 bin system, I understand there is a high likelihood that a third bin for dry card may soon be added in Lincoln. As such this should be considered at planning stage prior to consent being given.

Not Available (Objects)

Comment submitted date: Tue 24 May 2022

To whom it may concern,

I am writing in regards to the proposed development of Greetwell nursing home to 11 residential flats. I have several concerns regarding this proposition, which would cause significant nuisance to the local residents, NHS staff and even patients attending the hospital site.

Firstly, I have noted on the plans that there are to be 11 car parking spots, although these seem very close together. There is the real possibility that with two bed flats that more than 11 cars are required. As these proposed flats are close to a hospital, there is the risk of roads being more busy and even blocked, this could have serious consequences as access to Lincoln County Hospital could be restricted to emergency vehicles. There is also concern for the neighbours with increased vehicles in the vicinity. This will mean increased traffic on an already busy road. The increased number of vehicles, with poor parking arrangement, will lead to congestion issues in an already congested area (one of the busiest roads in Lincoln). This would also limit the number of car parking spaces for guests of residents. As a healthcare worker, I am aware there is parking issues in the area. NHS Staff have recently been unable to find parking. This new development will worsen parking arrangements.

There will also be greater air pollution due to increased vehicle numbers and further traffic.

The addition of two wheelie bins for each flat will increase landfill and rubbish drastically, which in turn would increase the risk of rodents. This proposed development is close to a maternity hospital so could have serious hygiene implications. The bins will take up more space than the allocated plans show. There will also be noise pollution during renovations on the property, which combined with the residents living in the flats, will contribute towards noise levels. This area has a particular demographic and it is concerning the prospective demographic that this project would attract. For professionals, there is already dedicated NHS accommodation in the area.

Kind regards,

Sam

Resident of Greetwell Road, Lincoln

6 Ancaster Avenue Lincoln Lincolnshire LN2 4AY (Neutral)

Comment submitted date: Sat 21 May 2022

The plans appear to show the removal of the large trees at the back of the property. These trees provide my property with privacy from the proposed flats and also make a great home for birds and squirrels. It would be a shame to see these removed. Could they be reduced in size but retained? Needlessly removing trees is a shame.

60 Greetwell Close Lincoln Lincolnshire LN2 4BA (Neutral)

Comment submitted date: Fri 20 May 2022

The proposed change in use is welcomed but concerns over parking have been raised by the residents on the street. We had to fight for residents parking when it was first introduced. Our location to the hospital caused extreme parking issues on the street, with hospital visitors parking on paths and in the parking bays. There aren't enough parking bays for the houses already. There are 22 houses on the main part of the street but only space for 11 cars, if parked properly and for average sized vehicles. There are no white lines in the bays. Some of the houses do not have driveways and there are literally no other options to park in the surrounding area. Residents already have to cross neighbouring gardens to park on their on grass, as there's nowhere else to go. We really need the nose in parking bays, to increase spaces but the council said there was no funding for it. Two residents currently don't have cars, so the situation will get worse. There's nowhere for our visitors to park either. Hospital visitors take up our spaces in the evening and also during the restricted times in the day. So the proposed development definitely needs enough spaces for its residents and their visitors. They cannot be allowed to have residents parking on the street.

11 Ploughmans Lane Lincoln Lincolnshire LN2 4FY (Objects)

Comment submitted date: Mon 16 May 2022

This building being repurposed makes sense, It is surely best to have it habited once again. I would hope the original Architecture will be protected. I have major concerns from residents in this area already regarding off road parking.

The County Council has failed to listen to residents requests for nose in parking bays allowing more to park.

I guess the big concern regarding this development is that 11 flats could potentially be 20-30 additional vehicles, there is simply not enough residents parking there at the moment and No visitors parking, so, I would like to know what part of this plan has considered this outcome.

Application Number:	2021/0574/HOU
Site Address:	Wardens House, Bailgate Court, Wordsworth Street
Target Date:	9th September 2021
Agent Name:	Barbara Griffin
Applicant Name:	Mr Coe
Proposal:	Erection of a two storey side extension to form annex (Revised Drawings)

Background - Site Location and Description

The application site is part of the garden of what was formerly the Warden's House at the west end of the building now known as Bailgate Court; formerly Chad Varah House which has itself been converted into residential apartments recently. That particular permission also had as part of it an extension at the west of the wardens house for a glazed structure. This has not been implemented.

The Warden's House is attached to and is listed Grade II along with Bailgate Court; it is also located within the Cathedral and City Centre Conservation Area. To the north of the site is Drury Lane and beyond that the Castle. To the west are residential properties along Drury Lane; Gibraltar Hill runs alongside the western boundary of the site beyond a two metre high brick wall. To the south the gardens of the application site fall away down the hillside and beyond them are residential properties on St Michael's Terrace and Stanthaket Court.

The application for planning permission is accompanied by an associated application for listed building consent, this deals with the technical changes to the building and it is not being brought before you. The impact upon the setting of the listed building is dealt with through the planning application.

The proposal is to build a two storey annexe to the west of the existing house. The application originally proposed a new vehicular access from Gibraltar Hill into the site, but this has subsequently been removed following discussions with your officers and the size of the annexe has also been reduced, again following negotiations. The area on which the annexe would be built slopes to the south, so the architects have designed it to sit into the hillside. Access would be shared with the existing Wardens House. The reduction in the size of the proposal also means that the annexe would no longer extend into land which is designate as a Scheduled Ancient Monument.

Site History

Reference:	Description	Status	Decision Date:
2021/0575/LBC	Erection of a two storey side extension to form annex (Listed building consent) (Revised Drawings)	Pending Decision	

Case Officer Site Visit

Undertaken on 29th July 2022.

Policies Referred to

The relevant planning policies are those which deal with the impact of the proposals on the amenity of neighbours and the wider amenity of the area and also policies designed to protect the setting and interest of the adjoining listed building and the conservation area.

The relevant paragraphs from the National Planning Policy Framework are as follows:

- 126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) 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.
- 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The main policies of relevance from the adopted Central Lincolnshire Local Plan are as follows:

- Policy LP25: The Historic Environment
Development proposals should protect, conserve and seek opportunities to enhance the historic environment of central Lincolnshire.
- Policy LP26: Design and Amenity
All developments, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape...

Design Principles: All development must demonstrate that they:

c. Respect 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;

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;

Amenity Considerations: 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 the development.

The relevant Local Plan Policies are copied in full at the end of this report.

Issues

The application proposal raises the following issues:

- National and Local Planning Policy
- Impact on the Adjoining Listed Building
- Impact on the Amenity of Neighbours
- Impact on the Character and Appearance of the Conservation Area.

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018. Two rounds of consultation have been undertaken, reflecting the revised design proposals; this is why some consultees have responded more than once.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Historic England	Comments Received
Lincoln Civic Trust	Comments Received

Public Consultation Responses

Name	Address
Mr Neil Cawley	18 St Michaels Terrace Lincoln Lincolnshire LN1 3BZ
Mr Neil Cawley	18 St Michaels Terrace Lincoln Lincolnshire LN1 3BZ
Ms Caroline Bartl	4 Greenway Berkhamsted BERKHAMSTED HP4 3JD
Sue Storey	5 Michaelgate Lincoln Lincolnshire

Mr E Jackson	25 Drury Lane Lincoln Lincolnshire LN1 3BN
Mrs Anita Whomes	Apartment 11 Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS
Mr William Ward	Apartment 7 Bailgate Court Lincoln LN1 3BS
Mr John Vernam	Apartment 5 Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS
Sheila Bartle	5 Old Vicarage Gibraltar Hill Lincoln Lincolnshire LN1 3BW
Andrew Thompson	7 Gibraltar Hill Lincoln Lincolnshire LN1 3BW
Mr E Jackson	25 Drury Lane Lincoln Lincolnshire LN1 3BN
Marie Diamond	7 Gibraltar Hill Lincoln Lincolnshire LN1 3BW

Consideration

Bailgate Court, formerly known as Chad Varah House, was successfully converted into flats in 2017/18 and the most westerly part of the building, formerly the wardens house, has been renovated more recently to provide a substantial single house. The application proposal is to add an annexe extension to this western most part of the building.

The application proposes a two storey structure of a contrasting, contemporary design to the existing two and three storey listed building, sharing an access from Drury Lane with the Wardens House. There has been substantial modifications made to the size and detail of the design during the course of the application process.

Planning Policy

The proposal to add an extension to the existing building fits comfortably, in principle, with planning policy. The design is good, and the materials proposed would complement the brick and slate of the adjoining listed building. The impact of the proposal on neighbouring properties is assessed below as is the impact on the setting and significance of the listed building and of the surrounding conservation area.

Setting and Significance of the Adjoining Listed Building

Bailgate Court is listed Grade II and, as with all of our listed buildings within the City, is an important part of the historic development of the City. It was built as a hospital and subsequently had a variety of uses before being converted to flats and the wardens house also reverted back to its original use as a dwelling. The building has a very symmetrical floor plan, with three wings extending north/south in contrast to the main east/west axis of the building. The wardens house at the west end, and to some extent the former chapel at the east end (also successfully converted to a dwelling) disrupts the symmetry of the main building somewhat and this allows a potential addition to be made at this point without causing harm to the formal layout of the main building. The design has been developed to ensure that it remains subordinate to the main building both in scale and in style, and the contemporary architecture is moderated through the use of traditional materials. The proposal only touched the very south west corner of the wardens house to provide the opportunity for a connection between the two and in doing so has a very limited effect on the historic fabric and has a very limited effect on the appreciation that can be gained of the listed building from the grounds of Bailgate Court. The proposal does not cause unacceptable harm to the listed building and does not cause harm to its setting.

Equally, the limited scale of the proposal means that it does not impact on the setting of listed buildings within the vicinity of the site.

Impact on the Amenity of Neighbours

Representations have been received from a number of neighbours citing their objections to the proposal because of the harm they consider that it would cause to their amenity and privacy. The proposal is aligned north/south and would gain its main outlook to the south over the garden of the wardens house to which it would form an annexe. Views would be available to some extent east and west from the large south facing windows, but these are screened to some extent by the boundary wall to Gibraltar Hill to the west and by trees and other vegetation. Equally the gardens to the west which are the grounds of Bailgate Court, are shared gardens for the benefit of the residents of the new flats.

The western elevation of the proposal has one window within it, and this would be screened through the use of hit and miss brickwork, restricting the potential for any significant overlooking. The eastern elevation, where the proposal projects beyond the rear of the wardens house also has glazing within it, which at the upper level would be screened with hit and miss brickwork. Views from the window closest to the wardens house would be limited in its outlook to the east by the disposition of the existing build to

the proposed annexe, the angle of one to another would reduce any significant potential for overlooking.

The windows on the north elevation look into the shared parking area and are sufficiently screened by existing buildings and are at a sufficient distance as to not cause harm to the residents of properties on the north side of Drury Lane.

There is no external balcony on the revised proposal and there is no roof balcony or similar structure that would create an unacceptable level of overlooking.

The structure itself does not cause harm in terms of any overshadowing or overbearing in relation to neighbouring properties.

Character and Appearance of the Conservation Area

The scale of the proposal and its location towards the rear of the existing building means that it will have a limited impact within the conservation area. Views from Gibraltar Hill towards the site are limited by the high boundary wall as are views into the site from Drury Lane. Longer range views of the site would not be affected provided that the tone and colour of the brickwork and mortar are carefully specified.

Conclusion

This is a carefully designed proposal that has been crafted with sensitivity to its context whilst also providing a small point of interest through the contemporary approach to the architecture. It does not cause unacceptable harm to the amenity of its neighbours, and it would not be harmful to the significance of the listed building or to the character and appearance of the conservation area.

Application Determined within Target Date

Yes.

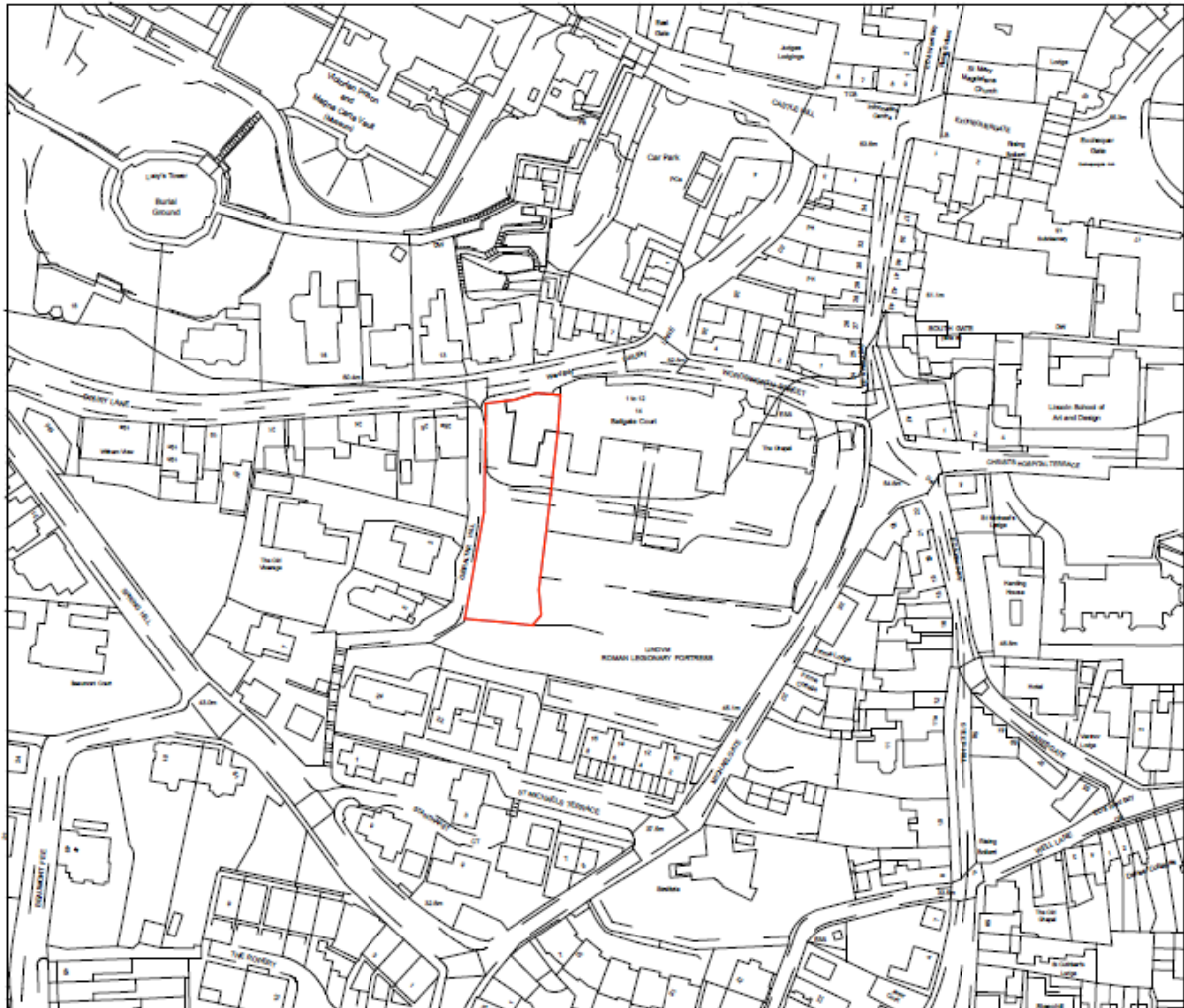
Recommendation

That the application is GRANTED with the following conditions:

1. Development to commence within three years
2. Strict compliance with the approved drawings
3. Archaeological written scheme of investigation prior to commencement
4. Details of foundation design to deal with archaeology and slope stability
5. Details of brickwork and mortar to be provided by way of a sample panel to be constructed on site
6. No use of the roof of the building as a balcony at any time
7. Building to only be occupied in association with the main dwelling

Warden's House, Drury Lane.

Site location plan

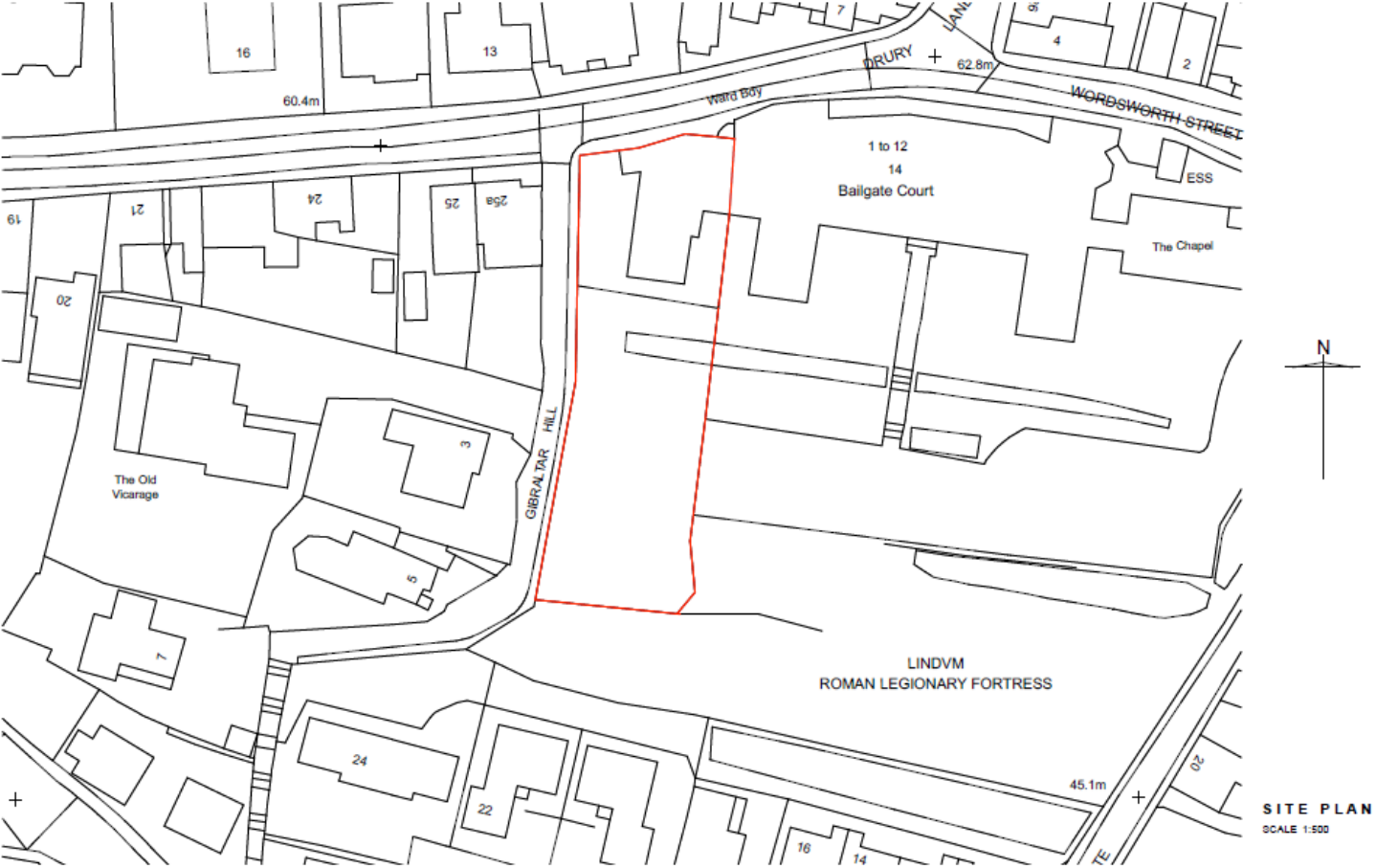


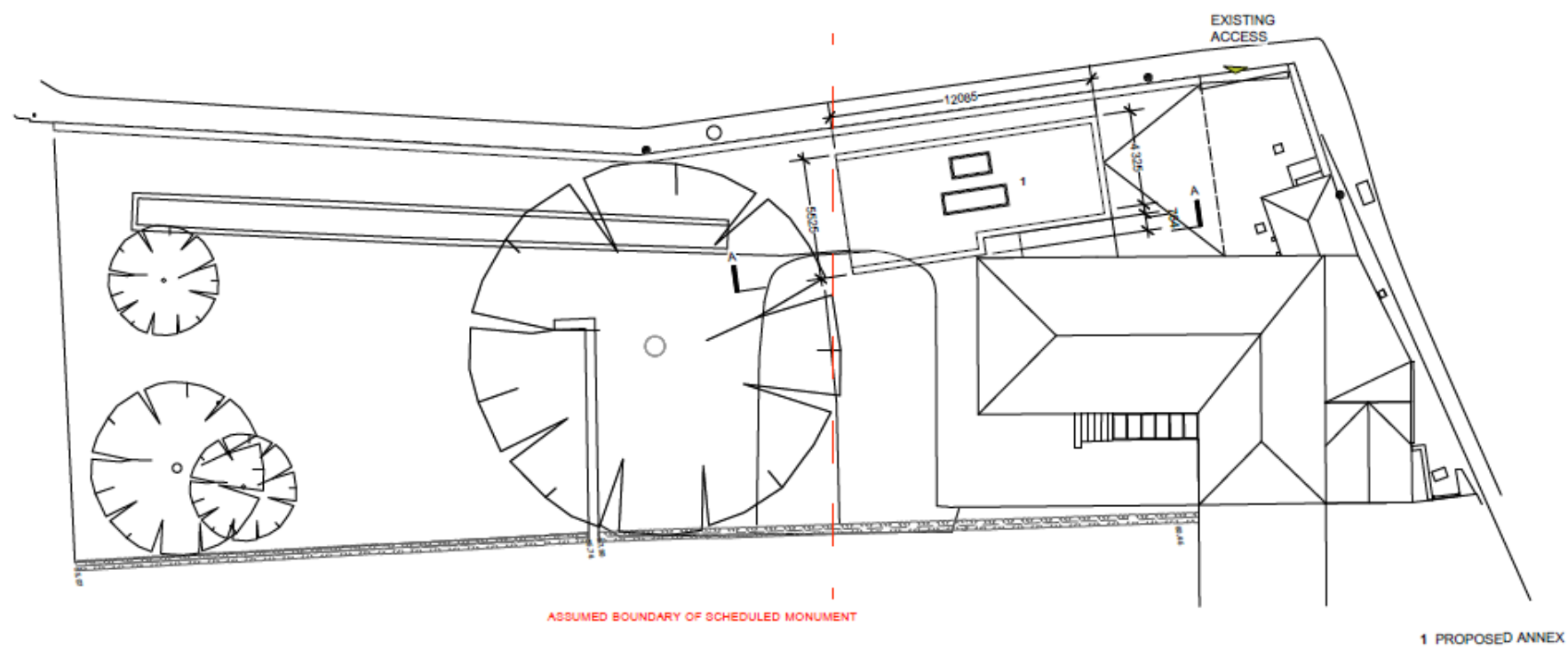
SITE LOCATION PLAN

SCALE 1:1250

Do not scale from this drawing. Figured dimensions are taken to structure unless indicated otherwise. All dimensions to be checked on site prior

Site Plan

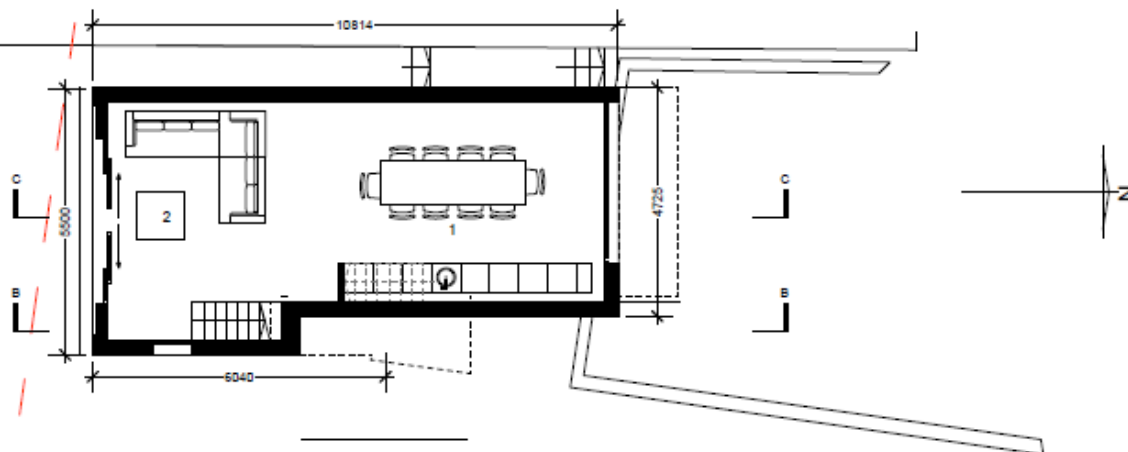




PROPOSED SITE PLAN
SCALE: 1:200

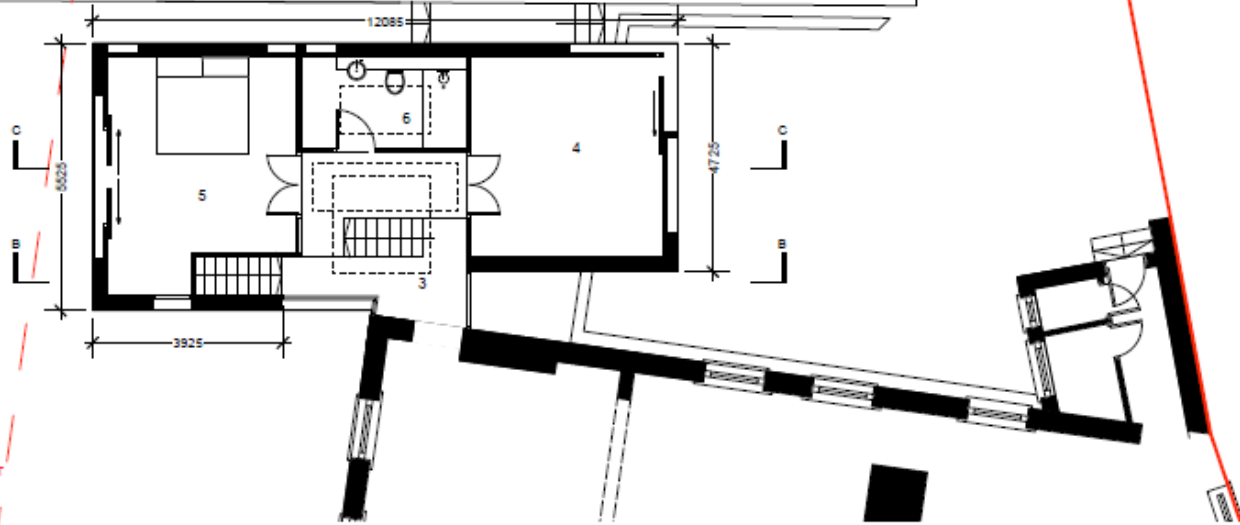


PROPOSED LOWER FLOOR PLAN
SCALE 1:100



- 1 KITCHEN DINING
- 2 LOUNGE
- 3 LINK TO EXISTING DWELLING
- 4 GYM
- 5 GUEST BEDROOM
- 6 TOILET

PROPOSED GROUND FLOOR PLAN
SCALE 1:100



ASSUMED BOUNDARY OF SCHEDULED MONUMENT



PROPOSED WEST ELEVATION (Including Chad Varah House, boundary wall and Gibraltar Hill)
SCALE 1:200



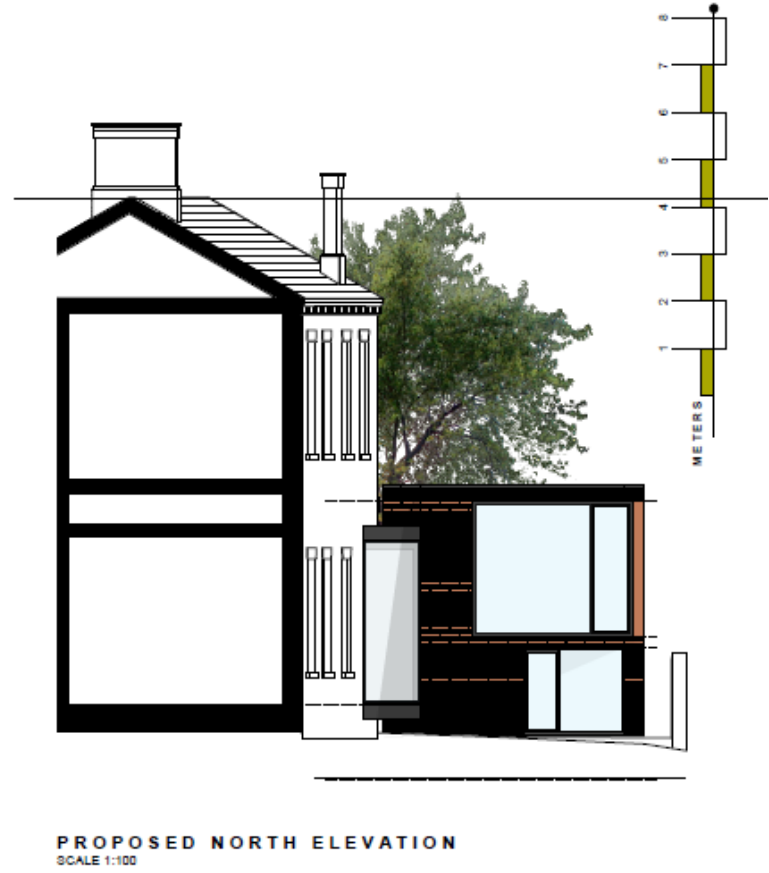
PROPOSED SOUTH ELEVATION (Including Chad Varah House)
SCALE 1:200



PROPOSED NORTH ELEVATION (Including Chad Varah House)
SCALE 1:200



PROPOSED EAST ELEVATION (Including boundry wall and Gibraltar Hill)
SCALE 1:200





PROPOSED EAST ELEVATION
SCALE 1:100









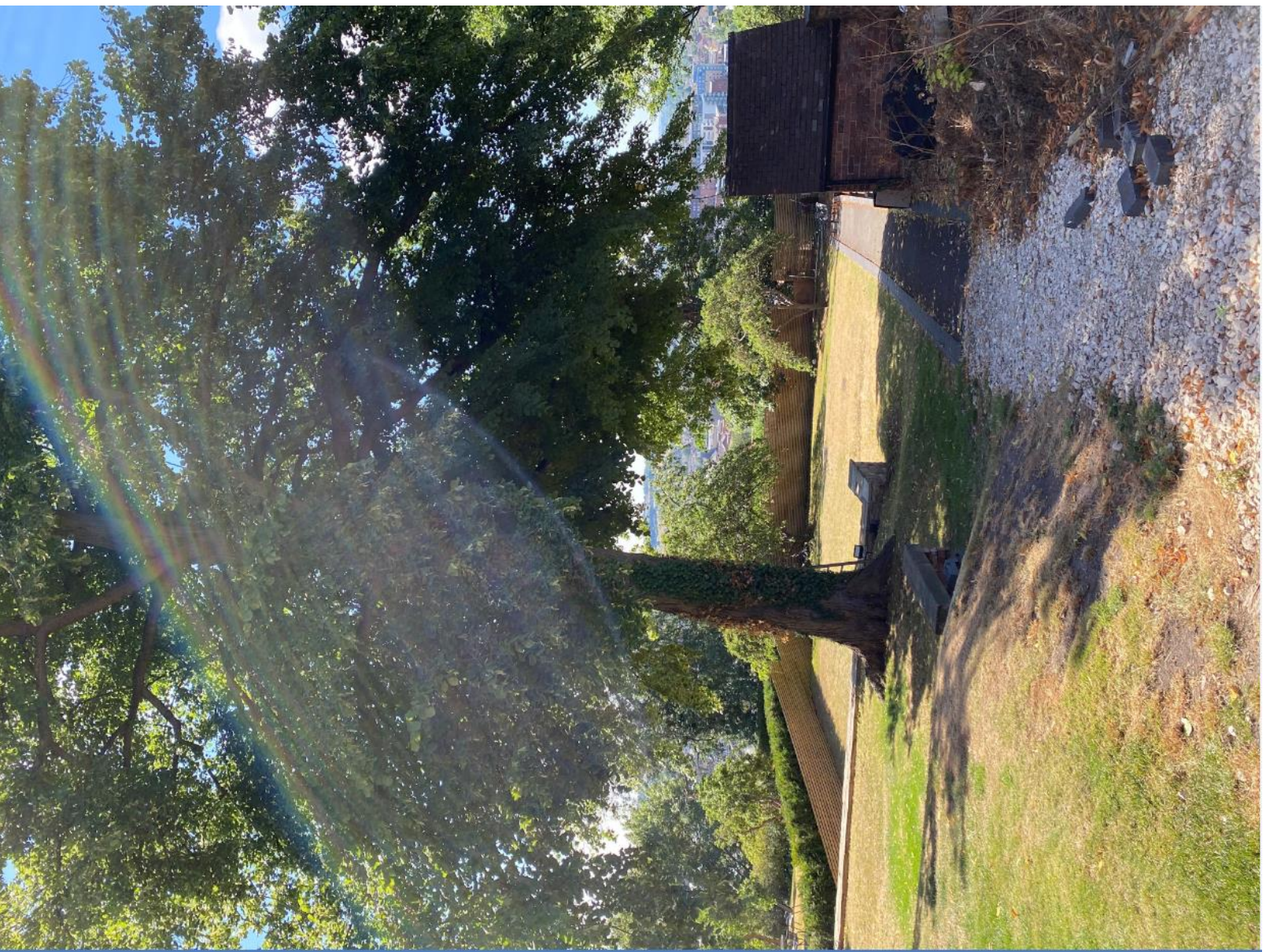
Examples of the use of brickwork, glazing and materials.













Elevation of previously approved extension

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2021/0574/HOU - Wardens House, Bailgate Court, Wordsworth Street

Consultee comments



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

To: Lincoln City Council

Application Ref: 2021/0574/HOU

Proposal: Erection of a two storey side extension to form annex. Creation of new gated vehicular access in west boundary wall, creation of new parking area and erection of single storey garden store to rear.

Location: Wardens House, Bailgate Court, Wordsworth Street, Lincoln, Lincolnshire, LN1 3BS

With reference to the above application received 14 July 2021

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

Does not wish to restrict the grant of permission.

The proposal seeks to provide a secondary access onto Gibraltar Hill, with additional parking within the site curtilage.

Due to the nature of the street, residents and visitors drive cautiously and vehicle and pedestrian movements are low. Existing accesses along Gibraltar Hill and Drury Lane have limited visibility due to historic building lines and motorists drive to the conditions.

The access is proposed to be 5m in width, which will offer adequate visibility of pedestrians using the public footway. A sliding gate will be installed which will not compromise vehicle manoeuvring.

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.

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services

or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact vehiclecrossings@lincolnshire.gov.uk

Highway Informative 08

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

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

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

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

Case Officer:

Date: 4 August 2021

Becky Melhuish

for Warren Peppard
Head of Development Management

Consultee Comments for Planning Application 2021/0574/HOU

Application Summary

Application Number: 2021/0574/HOU

Address: Wardens House Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS

Proposal: Erection of a two storey side extension to form annex. Creation of new gated vehicular access in west boundary wall, creation of new parking area and erection of single storey garden store to rear.

Case Officer: null

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 or observations to make regarding this application.



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

Direct Dial: 0121 625 6870

Our ref: L01433711

26 July 2022

Dear Mr Manning,

**Arrangements for Handling Heritage Applications Direction 2021
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**WARDENS HOUSE, BAILGATE COURT, WORDSWORTH STREET, LINCOLN,
LINCOLNSHIRE, LN1 3BS
Application Nos 2021/0575/LBC & 2021/0574/HOU**

Thank you for your letters of 6 July 2022 regarding further information on the above applications for listed building consent and planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

We refer your authority to the expert advice of your Principal Conservation Officer with regard to the impact of the proposed scheme upon the significance of the Grade II listed Chad Vara House.

We note that the amended proposed scheme as shown on amended proposed plans (dwg. 200 PR-126 Rev. D) and on the proposed site plan (dwg. 200 PL-125 Rev. A) no longer intrudes into the scheduled Lincoln Roman Colonia (Lindum), a Scheduled Monument designated by the Secretary of State under section 1 of the Ancient Monuments and Archaeological Areas Act 1979 (as amended) <https://historicengland.org.uk/listing/the-list/list-entry/1003569>. We advise that the Design and Access Statement should be amended to state clearly that the proposed scheme would not extend into the scheduled monument. We also advise that the applicant should set out how they would ensure that works associated with the proposals have no direct impact on the scheduled monument. We advise that you seek the views of your specialist archaeological advisor.

Recommendation

Historic England has concerns regarding the applications on heritage grounds. Your authority should take these representations into account and seek amendments,



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
[HistoricEngland.org.uk](https://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.



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

Consultee Comments for Planning Application 2021/0574/HOU

Application Summary

Application Number: 2021/0574/HOU

Address: Wardens House Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS

Proposal: Erection of a two storey side extension to form annex. Creation of new gated vehicular access in west boundary wall, creation of new parking area and erection of single storey garden store to rear.

Case Officer: null

Consultee Details

Name: Ms Catherine Waby

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

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION

This is an inappropriate very modern flat roof extension in a historic conservation area and extends into a site covered by Scheduled Monument Consent. It is not within the rear building line of the existing structure and being two-storey it protrudes above the western boundary wall and becomes a visible prominent feature. The design is not in-keeping with the surrounding buildings using inappropriate materials and is an overdevelopment of the site. We have less concern about the garden store but feel that the additional entrance is unnecessary and should be accommodated within the existing entrance.

Comments for Planning Application 2021/0574/HOU

Application Summary

Application Number: 2021/0574/HOU

Address: Wardens House Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS

Proposal: Erection of a two storey side extension to form annex. Creation of new gated vehicular access in west boundary wall, creation of new parking area and erection of single storey garden store to rear.

Case Officer: null

Customer Details

Name: Mr William Ward

Address: Apartment 7 Bailgate Court Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As the owner of Apartment 7, Bailgate Court, [known formerly as Chad Varah House], I write to object very strongly to the above plans.

The proposed building will a) Completely overlook my private garden and internal living area, and substantially impinge on my privacy. This proposed extension will deprive me and my family of privacy and enjoyment of our surroundings. The large windows on the first floor of the living accommodation are of great concern to myself, as the whole extension projects a long way past our south elevation, so letting anyone look straight into our apartment and private garden from the proposed living area.

b) I do not believe that the design for the proposed new extension, is at all in keeping with the existing Grade 2 listed Bailgate Court, (Chad Varah house), or the The Wardens House.

c) It will also overlook the communal garden, which is part of the Bailgate Court apartments, which is enjoyed by the families of 12 of the 14 apartments in the building.

Comments for Planning Application 2021/0574/HOU

Application Summary

Application Number: 2021/0574/HOU

Address: Wardens House Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS

Proposal: Erection of a two storey side extension to form annex. Creation of new gated vehicular access in west boundary wall, creation of new parking area and erection of single storey garden store to rear.

Case Officer: null

Customer Details

Name: Mr John Vemam

Address: Apt 5 Bailgate Court Wordsworth Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Visual impact concerns:-

- the effect such a modern structure and materials will have when located in front of the south facing elevations of historic buildings of Bailgate Court and the Wardens House.
- the loss of existing green space in front of Bailgate Court and the Wardens House. Green space which makes such a positive contribution to the settings in which the Cathedral and the Castle are viewed from the south and south west of the City.

Comments for Planning Application 2021/0574/HOU

Application Summary

Application Number: 2021/0574/HOU

Address: Wardens House Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS

Proposal: Erection of a two storey side extension to form annex. Creation of new gated vehicular access in west boundary wall, creation of new parking area and erection of single storey garden store to rear.

Case Officer: null

Customer Details

Name: Mrs Anita Whomes

Address: 11 Bailgate Court Wordsworth St Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We feel that the design of this extension, which protrudes a long way in front of the building line, will detract from the historic facade of this Grade 2 listed building. The extension, in a black brick, is 2 storeys with large glass windows to the upper storey which overlook the gardens of the apartments in Bailgate Court.

5 Gibraltan Hill
Lincoln LN1 3BW



Dear Sirs

Proposal of Development at
Wardens House Bailgate Court
Drayham Lincoln

What is the point of having
'listed Buildings' which are
supposed to be protected by
this legislation + seems to
be constantly abused indeed?
The Theological College by
John Can of York is mentioned
by Nicolas Pevsner in his
buildings of Britain.

The main entrance of that
Noble building the USHER
Gallery has ruined the
facade being totally out

of keeping with the main
building ———

What next ??

Perhaps it will be decided
to erect a gymnasium
adjoining the Galilee Porch
of the cathedral?

Yours sincerely



July 27th 2021

Comments for Planning Application 2021/0574/HOU

Application Summary

Application Number: 2021/0574/HOU

Address: Wardens House Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS

Proposal: Erection of a two storey side extension to form annex. Creation of new gated vehicular access in west boundary wall, creation of new parking area and erection of single storey garden store to rear.

Case Officer: null

Customer Details

Name: Mr e jackson

Address: 25 drury lane lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object as there is not enough detail on the material and glass opening and balcony on the west elevation of the proposed development. we note obscure glass is half way up the side of the balcony still enabling persons on the balcony to be seen and for them to overlook the rear of properties to the west along Drury lane. the plans do not depict the impact to the west of the development on the properties adjacent along Drury lane . we object to any means of overlooking to the properties to the west of the development that are in close proximity.

we note the architect does not recognise the involvement of Historic England. A high percentage of the development lies within Lincoln Roman Colonia Lindum and it would be prudent that Historic England are involved and the surrounding neighbours get notification by Historic England. We note that there is not a structural engineer report regarding the fragile land stability which is renowned to be unstable

Comments for Planning Application 2021/0574/HOU

Application Summary

Application Number: 2021/0574/HOU

Address: Wardens House Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS

Proposal: Erection of a two storey side extension to form annex (Revised Drawings)

Case Officer: Simon Cousins

Customer Details

Name: Mr e jackson

Address: 25 drury lane lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: dear sir

Our previous objection to the proposed development remain the same. We wish to make you aware of our objections that we have with regard to the proposed development. As a neighbour to the west of the site of the development, we are of the view that it will have a detrimental impact on us. Our specific objections are as follows.

1. Loss of Privacy Overlooking. The proposed site of development is such that the primary amenity area of our garden would be severely overlooked from the top room/terrace of the new development, resulting in an invasion of our privacy. a direct contravention of our right to peaceful enjoyment of our garden amenities.
2. The proposed development would have an unacceptably adverse impact on the amenities of the properties immediately adjacent to the site and surrounding area by reason of overlooking, loss of privacy and visually overbearing impact and represents an un-neighbourly form of development.
3. The proposed extension by reason of its scale and bulk would be out of keeping with the design and character of the existing dwelling and would have an adverse effect on the visual amenity of the area as a whole, leading to a fragmented form of development along the north to south aspect of Gibraltar Hill.
4. We have concerns about the impact of the development on the ground stability in the area which is well known for its major land slippage previously resulting in local residents to be evacuated at midnight to protect their safety at the time of the landslide. The land is graded and subsidence should be a concern with the substantial works that would be involved.

We believe the above are material planning objections and we request that the council take our objections into consideration when deciding the application. we have provided photographs under separate cover to the council offices in relation to the above.



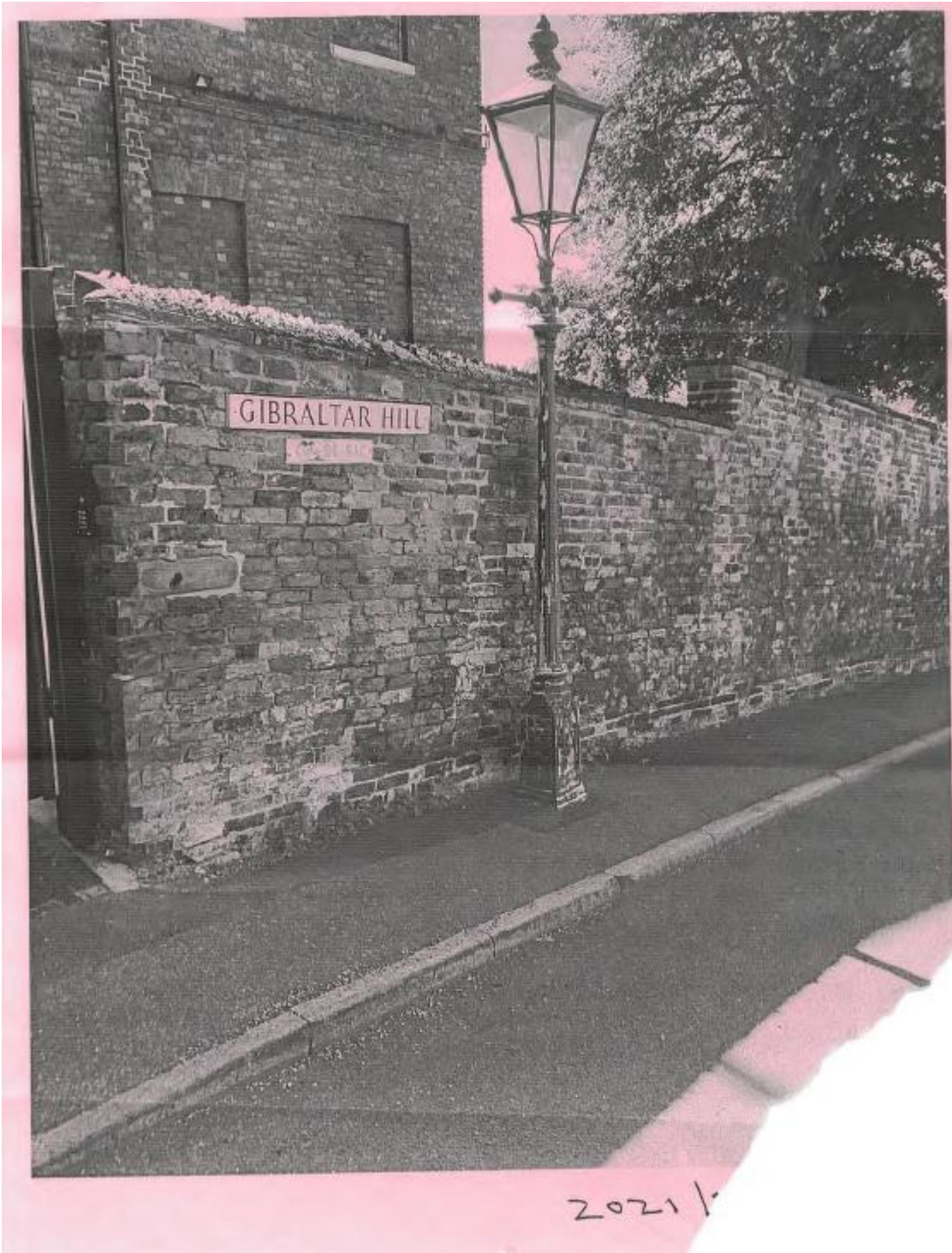
overbearing impact

2021/0574/H04



NORTH → SOUTH G. Bualtar hill

2021/05-14/H04





Comments for Planning Application 2021/0574/HOU

Application Summary

Application Number: 2021/0574/HOU

Address: Wardens House Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS

Proposal: Erection of a two storey side extension to form annex. Creation of new gated vehicular access in west boundary wall, creation of new parking area and erection of single storey garden store to rear.

Case Officer: null

Customer Details

Name: Ms Caroline Bartl

Address: 4 Greenway, Berkhamsted, BERKHAMSTED HP4 3JD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Planning Department

Re. Proposal of modern development of two storey side extension to form annex.

I understand that the Warden's House is a Listed Building. It is also in Conservation Area 1 of the historic core of Lincoln. The proposed design is a most unsuitable addition of living area to this fine building. Not to mention the scale of impact upon Drury Lane which would be MAJOR.

The large black store design proposed is also not at all in keeping with this lovely Conservation Area.

Re. Proposal to make a wide vehicular access lower down on Gibraltar Hill when the Warden's House already has direct and adequate access from Gibraltar Hill to Drury Lane.

My Mother who is 91 lives on Gibraltar Hill. She depends on carers, food deliveries, medicine deliveries from the pharmacy, friends and me. It is difficult enough at present for drivers to turn and many have to reverse up the very narrow Gibraltar Hill.

Comments for Planning Application 2021/0574/HOU

Application Summary

Application Number: 2021/0574/HOU

Address: Wardens House Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS

Proposal: Erection of a two storey side extension to form annex. Creation of new gated vehicular access in west boundary wall, creation of new parking area and erection of single storey garden store to rear.

Case Officer: null

Customer Details

Name: Sue Storey

Address: 5 Michaelgate Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having seen the plans for this development I feel that it is totally out of keeping with Bailgate Court which is an imposing building of a much earlier period.

Gibraltar Hill is a narrow single track road and a cul de sac, I am concerned about access to the properties on it.

I am a friend of Mrs Bartl at No 5, she is 91 years old and I am her first point of contact.

She relies on deliveries for groceries and other services.

Should this gated access go ahead we fear that access will be blocked for residents, deliveries and emergency vehicles during the building process.

Comments for Planning Application 2021/0574/HOU

Application Summary

Application Number: 2021/0574/HOU

Address: Wardens House Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS

Proposal: Erection of a two storey side extension to form annex. Creation of new gated vehicular access in west boundary wall, creation of new parking area and erection of single storey garden store to rear.

Case Officer: null

Customer Details

Name: Mr Neil Cawley

Address: 18 St Michaels Terrace Lincoln

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Having studied the submitted drawings, I find it difficult to appreciate the nature of the materials intended. The elevations appear to indicate brick walls and glazing but there is scant information about colour and texture as far as I can determine, indeed the impression given by the drawings is that the cladding is rather heavy, and the brick proportions untypical, if I am reading them correctly.

Comments for Planning Application 2021/0574/HOU

Application Summary

Application Number: 2021/0574/HOU

Address: Wardens House Bailgate Court Wordsworth Street Lincoln Lincolnshire LN1 3BS

Proposal: Erection of a two storey side extension to form annex (Revised Drawings)

Case Officer: Simon Cousins

Customer Details

Name: Not Available

Address: 18 St Michaels Terrace Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a chartered architect, albeit retired, I see this as an excellent piece of design work, which will enhance the existing building and blend with its context. I therefore give it my wholehearted support!

Taylor, Louise (City of Lincoln Council)

From: marie.diamond [REDACTED]
Sent: 06 August 2021 10:11
To: Technical Team (City of Lincoln Council)
Subject: Objection.2021/0575/LBC.

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 Team,

Ref-objection to planning application.

My objection to the application is based on practicality for other residents on a Gibraltar hill. There is only one entrance and exit to the hill (which is a dead end). There are 7 dwellings in The Old Vicarage and 3 detached house, which all need road access via a single access road, which is Gibraltar Hill.

Adding an additional exit point for large personal vehicles from the applicant's dwelling directly onto the single access road would create problems for other residents either parked or moving up and down the narrow hill. Unconditional access is needed for maintenance vehicles, ambulance, fire and water services, shopping deliveries and general unfettered comings and goings.

We have all already tolerated neighbourly inconveniences with building work to the dwelling, with access problems created by large vehicles, both personal and commercial. I was verbally abused at that premise for objecting to not being able to drive my car out of the Hill, to take my son to school, due to large vehicles blocking the road. More access points to the hill will cause more problems for existing residents. Often, access for the refuse collection has been affected.

The wall is also very old and beautiful and runs along side an 'ancient monument'. The history and integrity of the hill should be respected and preserved.

Objection made, herewith.

Regards,

Marie Diamond
7 Gibraltar Hill.
Ln1 3BW.

Taylor, Louise (City of Lincoln Council)

From: Andrew Thompson [REDACTED]
Sent: 06 August 2021 17:10
To: Technical Team (City of Lincoln Council)
Subject: Objection 2021/0575/LBC

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.

Objection to the proposed entrance to this property.

There is already too much traffic on Gibraltar hill to Which the access is limited on a road not capable of handling two way traffic.

Any clash of traffic can result in having to reverse into a main road.

Any construction of a new dwelling will also with no doubt block access to other residents in Gibraltar hill causing Health & safety issues.

Regards
Andrew Thompson
7 Gibraltar hill

Sent from my iPhone

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Application Number:	2022/0584/RG3
Site Address:	Church Grounds, St Mary Le Wigford Church, St Marys Street
Target Date:	15th September 2022
Agent Name:	None
Applicant Name:	Miss Taylor Whittaker
Proposal:	Reinstatement of boundary wall

Background - Site Location and Description

Planning permission is sought to reinstate the boundary wall to provide enclosure to the churchyard which would then be grassed, replacing the existing hard landscaping.

St Mary Le Wigford is a grade I listed church sited on the corner plot with St Mary's Street to the north and the High Street to the west. The church is within the Cathedral and City Centre Conservation Area.

The church dates from the 11th century with successive centuries of works through to the 13th century. The South aisle was added in 1877 and the church was restored in 1872 with the tower restored in 1908. In 1975 another scheme of works included the porch to the north side. It is constructed in dressed stone and coursed rubble, with ashlar dressings and slate roofs.

The application is made by the City Council.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 26/07/2022.

Policies Referred to

- National Planning Policy Framework
- Central Lincolnshire Local Plan – LP25 The Historic Environment

Issues

- Principle of Development
- Impact on the Conservation Area
- Trees
- Archaeology

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Historic England	No Response Received

Public Consultation Responses

No responses received at the time of writing this report.

Consideration

The site is within the Cathedral and City Centre Conservation Area. Policy LP25 states that “Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire. In instances where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made by its setting, the applicant will be required to undertake the following, in a manner proportionate to the asset’s significance”

Conservation Areas

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. Proposals should:

- j. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;
- k. Retain architectural details that contribute to the character and appearance of the area;
- l. Where relevant and practical, remove features which are incompatible with the Conservation Area;
- m. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and lot widths of the existing built environment;
- n. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;
- o. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.

Archaeology

Development affecting archaeological remains, whether known or potential, designated or undesignated, should take every practical and reasonable step to protect and, where possible, enhance their significance.

Planning applications for such development should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them. If initial assessment does not provide sufficient information, developers will be required to undertake field evaluation in advance of determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site.

Wherever possible and appropriate, mitigation strategies should ensure the preservation of archaeological remains in-situ. Where this is either not possible or not desirable, provision must be made for preservation by record according to an agreed written scheme of investigation submitted by the developer and approved by the planning authority.

Any work undertaken as part of the planning process must be appropriately archived in a way agreed with the local planning authority.

The Proposed Development

This proposal seeks to reinstate the boundary wall to provide enclosure to the churchyard which would then be grassed, replacing the existing damaged poor quality hard landscaping. This landscaping has been identified as a trip hazard by people cutting across the churchyard. The proposal would resolve the problems caused by the hard landscaping and encourage people to use the public highway leaving the newly grassed area within the boundary wall as a place of respite and much needed green space. Access into the church grounds would remain via the existing entrance on the High Street.

Design and Visual Amenity

Development within a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.

In terms of design, the wall would replicate the surviving section of historic wall to the west of the site adjacent to the High Street, reinstating the remaining lost section along High Street and carrying on down St Marys Street to the porch entrance on the north side. It is clear in historic maps, old photographs and the existing hard landscaping where the traditional wall alignment was.

By reinstating the historic wall design and redefining the historic church grounds as distinct from the public highway, the significance of the listed building would be enhanced, and lost significance of the old wall would be reintroduced due to the replica design. This accords with Local Plan Policy LP25 in terms of reintroducing an historic building line and historic feature.

The character and appearance of the conservation area would be enhanced by the improved appearance of this important site as would the setting of the nearby identified designated heritage assets.

The wall reinstatement would necessitate the removal of a 1975 stone collection box structure along the line of the wall to the north. Given the date of this structure this would have no adverse impacts.

The Principal Conservation Officer has confirmed that they support the scheme and consider it to enhance the character and appearance of the City Centre Conservation Area in accordance with national and local planning policy.

Trees

There are a number of trees on site, shown on all plans, which would be maintained and

protected. Root protection areas would be secured by condition and agreed prior to commencing works on site.

Archaeology

Development affecting archaeological remains, whether known or potential, designated or undesignated, should take every practical and reasonable step to protect and, where possible, enhance their significance.

In order to ensure the preparation and implementation of an appropriate scheme of archaeological mitigation and then to ensure satisfactory arrangements are made for the recording of possible archaeological remains a condition would be imposed in accordance with the requirements of Section 16 of the National Planning Policy Framework. A Written Scheme of Investigation would be required and agreed with the City Archaeologist.

Conclusion

It is considered that the proposed development would be acceptable and would accord with national and local planning policy. The wall would enhance the appearance of the Conservation Area and would re-establish a historic feature in this location.

Application Determined within Target Date

Yes.

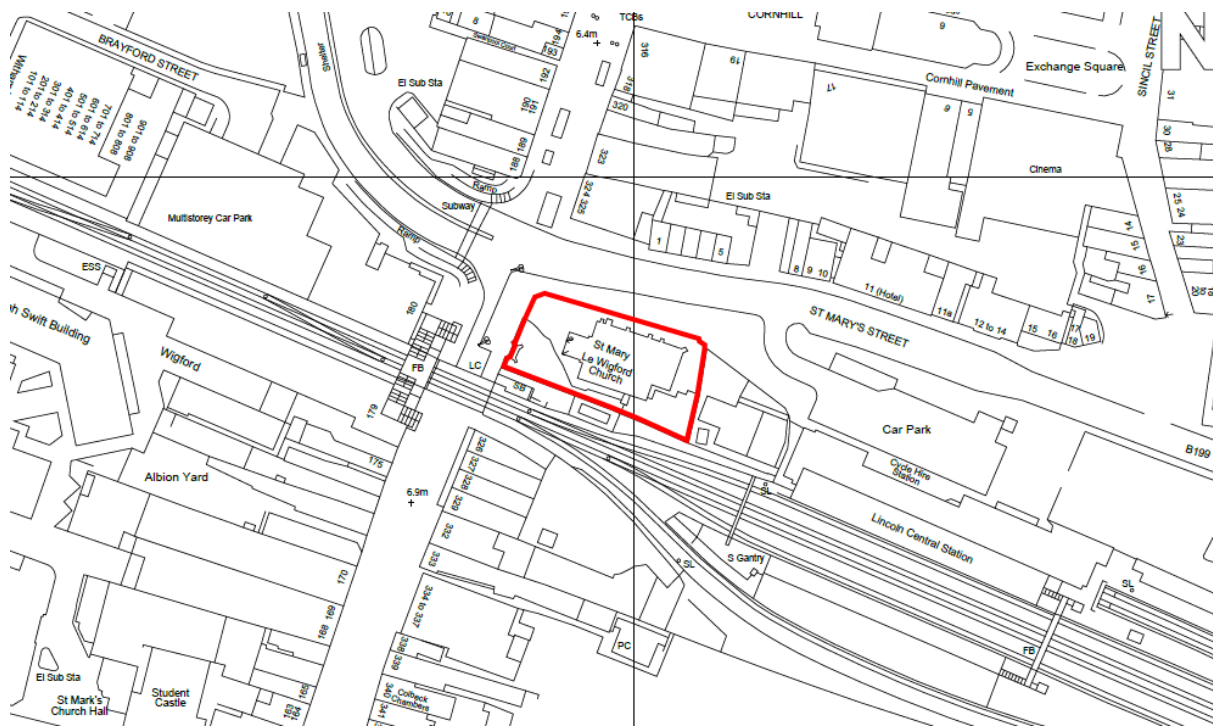
Recommendation

That the application is granted conditionally subject to no objections being received in the remaining consultation period.

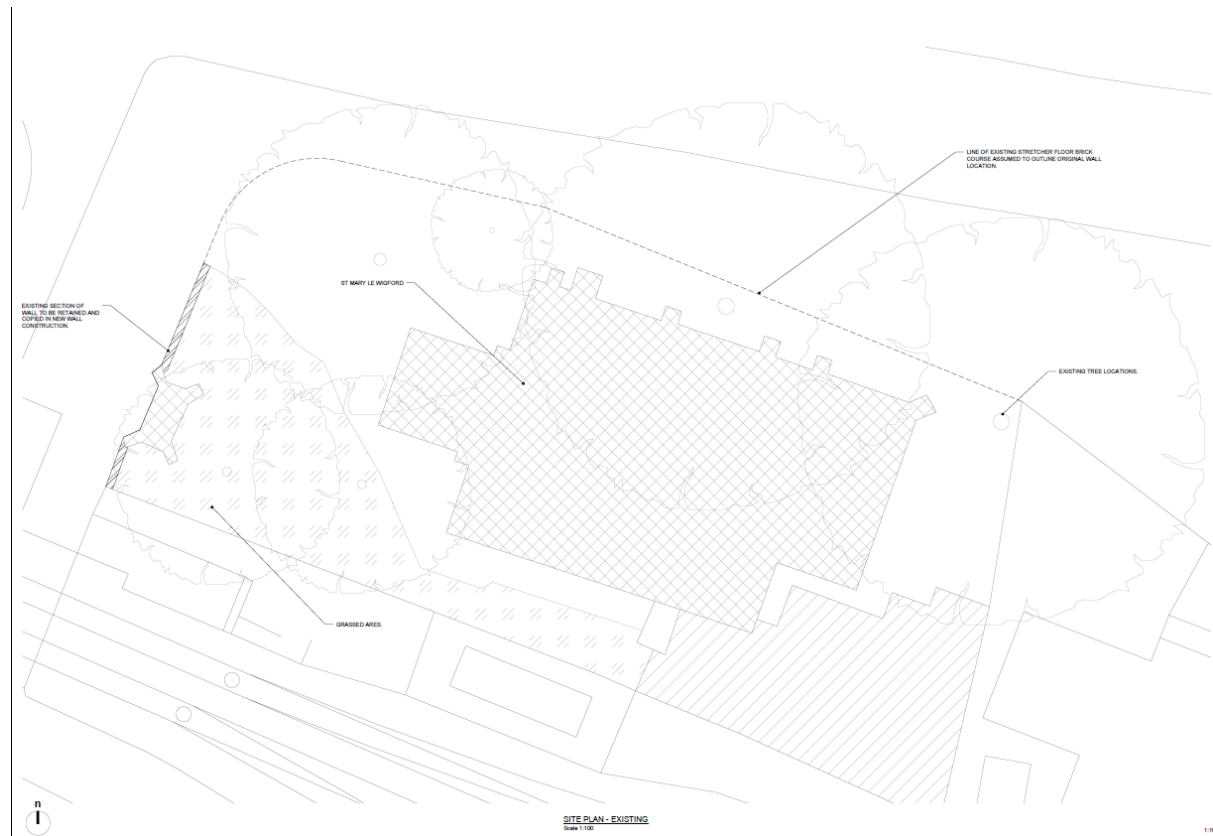
Conditions

- Development to be carried out within 3 years
- Development to be carried out in accordance with the plans
- Sample of the materials
- Archaeology
- Tree protection

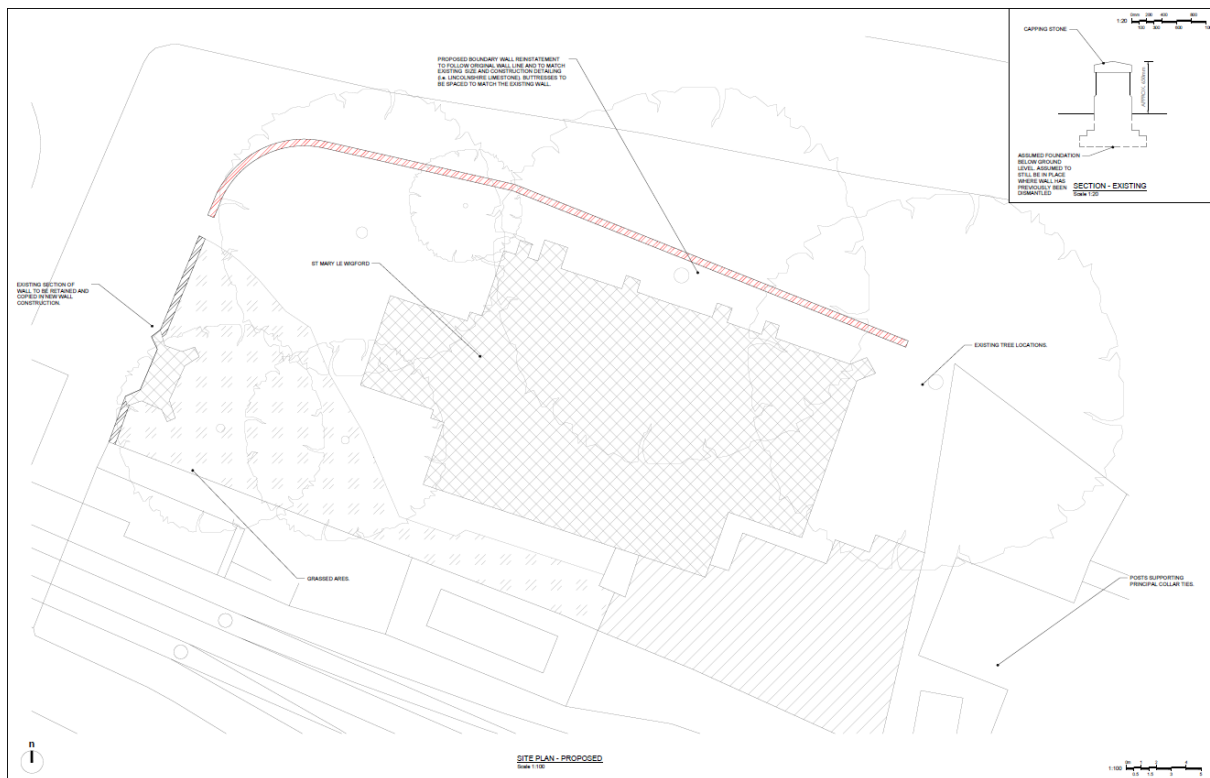
Site Location Plan



Existing Site Plan



Proposed site plan



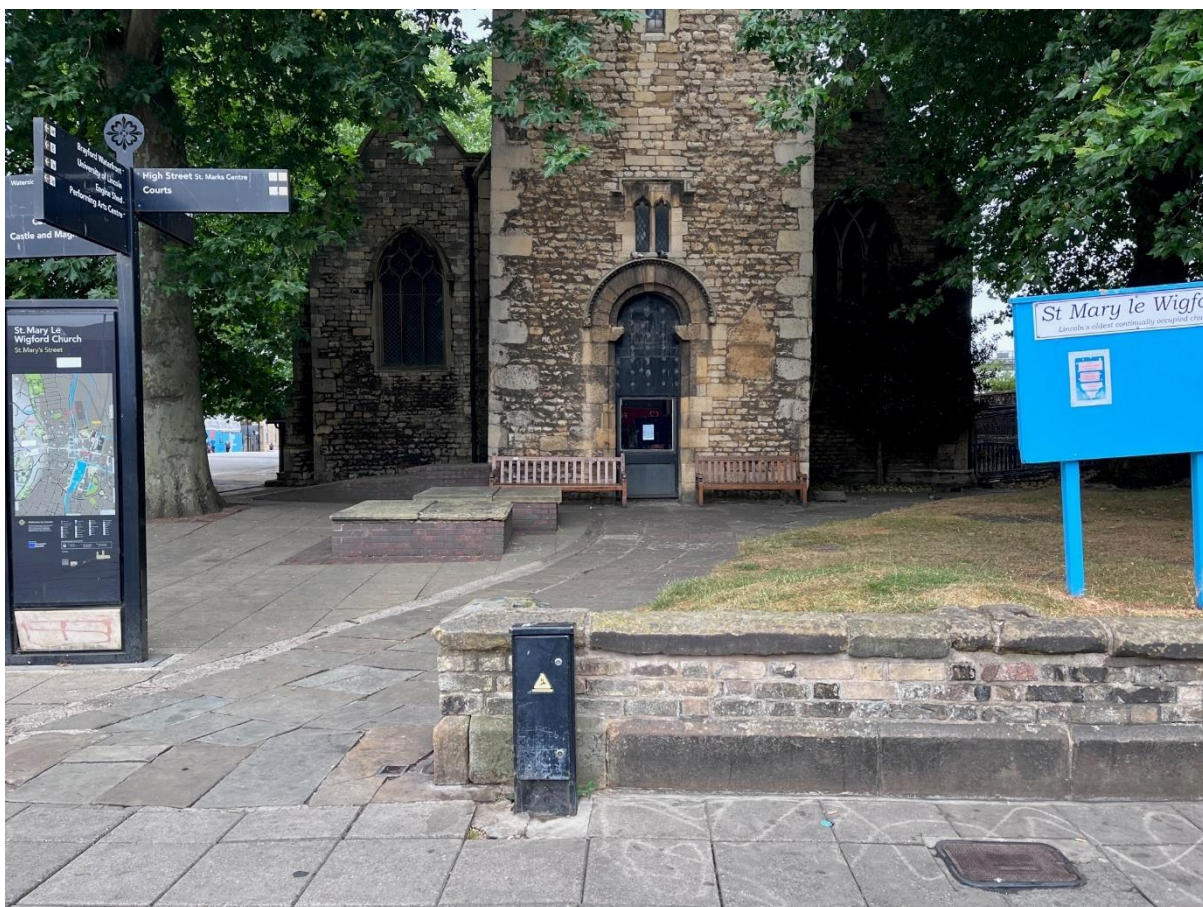
Site Photos











Application Number:	2022/0384/RG3
Site Address:	Hartsholme Country Park, Hartsholme Park, Lincoln
Target Date:	3rd August 2022
Agent Name:	None
Applicant Name:	Mr Lee George
Proposal:	Installation of shipping container on existing concrete base (retrospective)

Background - Site Location and Description

The application site is the Hartsholme Country Park a Grade II Listed Historic Park and Garden. The proposal relates specifically to the existing storage building located to the eastern edge of the park.

The application is retrospective for the installation of a storage container, positioned adjacent to the existing storage building.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 15th June 2022.

Policies Referred to

- Policy LP22 Green Wedges
- Policy LP25 The Historic Environment
- Policy LP29 Protecting Lincoln's Setting and Character

Issues

To assess the proposal with regard to:

1. Accordance with National and Local Planning Policy
2. Impact on visual amenity and the character or setting of the designated heritage asset as a Historic Park and Garden

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

Accordance with National and Local Planning Policy

National Planning Policy

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 further states that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Central Lincolnshire Local Plan

Hartsholme Country Park is located within the larger Green Wedge and therefore Policy LP 22 would be relevant in safeguarding the existing provision of an accessible recreational resource and conserving and enhancing local wildlife and protection of links between wildlife sites to support wildlife corridors.

The policy states that planning permission will not be granted for any form of development, including changes of use, unless it can be demonstrated that the development is not contrary or detrimental to the above functions and aims.

Policy LP25 of the Central Lincolnshire Local Plan states that development would be supported where it would protect the significance of the designated heritage asset by protecting its character and appearance.

Policy LP 29 states that proposals for development should seek to make a positive contribution to the built and natural environment and quality of life in the Lincoln area. The following key principles are relevant to this application:

- Proposals within, adjoining or affecting the setting of the 11 Conservation Areas and 3 historic parks and gardens within the built up area of Lincoln, should preserve and enhance their special character, setting, appearance and respecting their special historic and architectural context
- Protect, conserve and, where appropriate, enhance heritage assets, key landmarks and their settings and their contribution to local distinctiveness and sense of place, including through sensitive development and environmental improvements;

- Seek to improve the public realm as part of development proposals to enhance Lincoln's attractiveness;

The proposals shall therefore be considered on the above principles.

Impact on Visual Amenity and the Character or Setting of the Designated Heritage Asset

The red corrugated steel container provides additional secure storage which is located on the existing concrete pad serving the storage building already on the site. The unit measures 12m long by 2.5m wide positioned against the north elevation end gable of the building.

Whilst the structure is rather utilitarian in appearance, views of the container are very limited by the existing storage building and surrounding landscaping. The proposal would therefore preserve and protect the character and setting of the Historic Park and Garden

Highways & Parking

The Lincolnshire County Council as Highway Authority has assessed the application and raised no objections. Therefore, based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

Conclusion

The proposed container provides secure storage, whilst the structure is rather utilitarian in appearance, views of the structure are 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.

Application Determined within Target Date

Yes.

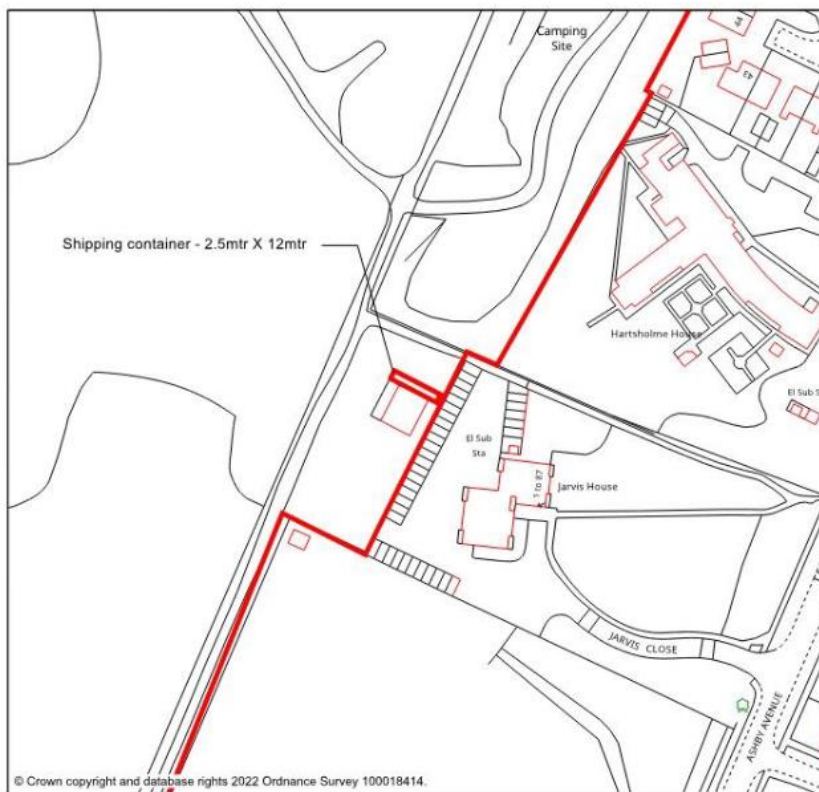
Recommendation

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

- Development in accordance with approved plans

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Site location plan





Site photographs

View of the container from the public footpath to the north



View of the site from the east



View of the container from the public footpath to the southwest



View of the container from the public footpath to the west

Warren Peppard
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County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
developmentmanagement@lincolnshire.gov.uk

To: Lincoln City Council

Application Ref: 2022/0384/RG3

Proposal: **Installation of shipping container on existing concrete base (retrospective)**

Location: **Hartsholme Country Park, Hartsholme Park, Lincoln**

With reference to the above application received 7 June 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.

CONDITIONS (INCLUDING REASONS)

The proposal is for installation of a shipping container and it does not have an impact on the Public Highway or Surface Water Flood Risk.

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: 20 June 2022

Laura Rowett

**for Warren Peppard
Head of Development Management**

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