

PLANNING COMMITTEE

**Wednesday, 7 September
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 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 -10 August 2022	5 - 14
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	15 - 26

4. Confirmation of Tree Preservation Order No.172	27 - 30
5. Applications for Development	
(a) 471 - 480 High Street, Lincoln	31 - 104
(b) Lincolnshire Sports Partnership, Tanners Lane, Lincoln	105 - 158
(c) Garage Court, Derwent Street, Lincoln	159 - 174

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

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

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

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

The application files contain the following documents:

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

APPLICATIONS WITH ADDITIONAL BACKGROUND PAPERS (See 5 above.)

Application No.: Additional Background Papers

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

Criteria:

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

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

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

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

Apologies for Absence: Councillor Chris Burke

17. Confirmation of Minutes - 29 June 2022

RESOLVED that the minutes of the meeting held on 29 June 2022 be confirmed and signed by the Chair as a true record.

18. Member Statement

In the interests of transparency, Councillor Bob Bushell wished it to be recorded in relation to Item No 5 (d) of the agenda, *Hartsholme Country Park, Hartsholme Park, Lincoln*, that Hartsholme Country Park came within his remit as Portfolio Holder for Remarkable Place, however, the works were a minor issue, and he had no personal interest in the matter.

19. Declarations of Interest

No declarations of interest were received.

20. Update Sheet

An update sheet was circulated in advance of the meeting, which included:

- Additional consultee responses in respect of agenda Item No 5(a)- Greetwell Nursing Home, 68-70 Greetwell Close, Lincoln (2022/0377/FUL)
- A revised layout plan in respect of agenda Item No 5 (c) Church Grounds, St Mary Le Wigford Church, St Mary's Street, Lincoln (2022/0584/RG3)

RESOLVED that the update sheet be received by Planning Committee

21. Work to Trees in City Council Ownership

Ewan Murray, Arboricultural Officer:

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

Members considered the contents of the report.

Councillor Hewson referred to the incident on the cycle track between Dixon Street and Altham Terrace where a cyclist was injured due to an impact with the trunk of a tree, now removed. Clarification was sought as to where the liability fell for this type of incident.

The Arboricultural Officer advised as follows:

- The responsibility for the tree in question lay with the Highways Authority in the ownership of Lincolnshire County Council.
- Lincolnshire County Council trees were inspected every six years by the City of Lincoln Council on behalf of the County Council.
- The work did not include the surveying of trees.
- The City Council had been aware of the instability of the tree before the accident occurred and it was awaiting scheduled works at the time.

Councillor Bean advised that he had received numerous e mails from members of the public in his ward regarding overgrown footpaths/cycleways and asked if it was possible to carry out an annual inspection of these areas in April/May to 'nip works required in the bud' for the rest of the summer months.

The Arboricultural Officer clarified the following main points:

- There was a shared responsibility for overhanging branches/shrubbery; some work required an Enforcement Order to be obtained to authorise work to be carried out by us if the tree was not in our ownership.
- Any problems in the local community could be reported to Lincolnshire County Council on their website via 'Fix my Street'
- Funding was being sought to carry out tree surveying work every 1 or 3 years if resources became available.
- He thanked members for expressing their concerns.

Councillor Bean agreed to send an e mail to Lincolnshire County Council suggesting a discussion on inspection of trees on footpaths/cycleways, including an invite to the Chair of Planning Committee.

Councillor Strengiel expressed the view that the City and County Council worked well together in respect of works to trees. Fix my Street was an excellent app. He asked whether the tree in question had been roped off on inspection prior to being felled? He highlighted that liability could not be divulged in any case.

The Arboricultural Officer advised that the whole cycle path had not been blocked on inspection and this was considered the necessary deterrent to move around it.

Councillor M Storer sought clarification in respect of the self-set trees to be felled at 29 Rosewood Close as to whether they were causing actual or potential damage to the adjacent property fence line.

The Arboriculturist Officer confirmed that trees would not be removed unless there was visible evidence this was the case.

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

22. Applications for Development
23. Greetwell Nursing Home, 68-70 Greetwell Close, Lincoln

The Assistant Director of Planning:

- a) advised that planning permission was sought to change the use of 68-70 Greetwell Close from a nursing home (use class 2) to 11 residential flats (use class 3), with hard and soft landscaping, car parking and installation of bin store and cycle store
- b) described the three storey application property, situated on the west side of Greetwell Close, in a prominent position in a residential area with a mixture of property types, including HMP Lincoln to the east and Lincoln County Hospital situated to the south
- c) provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework
 - Central Lincolnshire Local Plan Policy LP26: Design and Amenity
 - Policy LP37: Sub-Division and Multi-Occupation of Dwellings
- d) advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Residential Amenity
 - Visual Amenity
 - Highways
 - Drainage
 - S106 Agreement
- e) outlined the responses made to the consultation exercise
- f) referred to the Update Sheet which included additional consultee responses received from Lincoln Civic Trust and NHS Lincolnshire
- g) concluded that:
 - It was 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 the building would be minimal and therefore would have no adverse impact on visual amenity.

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

The following comments/questions were received from members:

- Following an individual site visit site conducted earlier today, there seemed to be more space within the proposed development than apparent on the maps provided within the Planning Officer's report.
- In relation to complaints received regarding loss of trees, that there would be no such major tree loss here.
- The bins were perfectly adequate as storage facilities.

- There was provision of 11 car parking spaces, one per flat, together with restricted on-street parking.
- The proposals represented a significant improvement of what went before in terms of the amount of previous activity at the nursing home e.g., ambulances, medical staff, employees etc.
- This was a fine Victorian building in the main seen largely from the street and in terrible decay at the moment.
- There was an allocation for parking of cars, however, there didn't appear to be any cycle storage.
- Was the garage to the side of the building to be retained as a car parking space?
- There appeared to be no great loss of trees as part of the proposals. None of the trees were fine specimens with some having self-set and growing within the building itself.
- Were the suggested conditions for sustainable drainage met within the recommendation to grant planning permission?
- Were there any electric vehicle charging points?

The Chair confirmed that the provision of electric charging points was conditioned subject to grant of planning permission

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

- It was possible to add a condition for provision of cycle storage and a sustainable drainage system subject to grant of planning permission if members were so minded.
- In relation to the trees, some were growing in areas they would not survive and not in good condition.
- He was not able to confirm whether the garage was to be retained as part of the proposed development, however, it had no protection order.

Councillor Watt asked whether a condition could be imposed on grant of planning permission requiring one cycle space per flat?

The Assistant Director of Planning suggested a suitable condition be worded requiring 'a scheme for cycle storage according to available space' However, cycle storage was already included within the proposed scheme conditioned as part of the submitted plans and therefore not necessarily needed.

A motion was moved, seconded, voted upon and carried that provision of a surface Water Management Strategy be added as a condition of grant of planning permission.

RESOLVED that planning permission be granted subject to the signing of an S106 agreement and subject to the following conditions:

- Development to commence within 3 years
- Development to be carried out in accordance with the submitted plans
- Construction hours
- Electric vehicle charging points
- Surface water management strategy

24. Wardens House, Bailgate Court, Wordsworth Street, Lincoln

The Planning Team Leader:

- a) described the application site, part of the garden of the former Warden's House at the west end of the building now known as Bailgate Court; formerly Chad Varah House which had itself been converted recently into residential apartments
- b) stated that the former Chad Varah House planning permission also had as part of it an extension at the west of the Warden's House for a glazed structure which had not been implemented
- c) confirmed that the Warden's House was attached to/ also a listed Grade II building along with Bailgate Court, located within the Cathedral and City Centre Conservation Area
- d) described Drury Lane and the Castle beyond located to the north of the site, residential properties along Drury Lane to the west with Gibraltar Hill running alongside the western boundary of the site beyond a two metre high brick wall, and the gardens of the application site fell away down the hillside with residential properties beyond on St Michael's Terrace and Stanthaket Court to the south,
- e) advised that the application for planning permission was accompanied by an associated application for listed building consent which dealt with technical changes to the building and was not being brought before Planning Committee; the impact on the setting of the listed building was dealt with through the planning permission
- f) advised that planning permission was sought 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 had subsequently been removed together with a reduction in the size of the annexe following negotiations with planning officers and the annexe would no longer extend into land designated as a Scheduled Ancient Monument
- g) provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework
 - Policy 126: The Creation of High Quality, Beautiful and Sustainable Buildings
 - Policy 195: Particular Significance of the Heritage Asset
 - Policy 202: Less than substantial harm to the significance of a designated heritage asset, weighed against the public benefits of the proposal including optimum viable use.
 - Central Lincolnshire Local Plan Policy
 - Policy LP25: The Historic Environment
 - Policy LP26: Design and Amenity
- h) 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
 - Impact on the Adjoining Listed Building
 - Impact on the Amenity of Neighbours

- Impact on the Character and Appearance of the Conservation Area
- i) outlined the responses made to the consultation exercise
- j) concluded that:
- This was a carefully designed proposal that had been crafted with sensitivity to its context whilst also providing a small point of interest through the contemporary approach to the architecture.
 - It did 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.

Barbara Griffin-Wright, applicant, addressed Planning Committee in support of the proposed development, covering the following main points:

- It was important to reiterate the importance of the architecture of the project.
- The planning application was submitted a year ago and had since been revised in detail.
- The proposed development offered a sustainable design.
- Impact on the amenity of neighbours had been addressed. Views would be screened by the boundary wall to Gibraltar Hill, trees/vegetation, use of hit and miss brickwork and the angle of the build to restrict potential overlooking.
- The tree in the background did not impinge on the Scheduled Ancient Monument.
- This was a better scheme.
- Design of fenestration had been discussed with Planning Officers/Principal Conservation Officer and conditioned accordingly.
- Careful choice of materials had been taken using a roman brick to provide sensitively to the buildings context.

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

The following comments/questions were received from members:

- Would the gated access referred to by a member of the public as blocking access for residents, deliveries, and emergency vehicles still go ahead?
- It was pleasing to note the annexe extension would no longer encroach on land designated as a Scheduled Ancient Monument.
- Was it clear where the boundary of the Scheduled Ancient Monument started and finished?
- The initial application had been amended to include a second entrance on Gibraltar Hill and was now 'pulled back' from the Scheduled Ancient Monument.
- The design was subjective.
- Mitigation measures with hit and miss brickwork were helpful.
- The tree would obscure vision in the summer months; however, it was protected.

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

- Access: The first consultation proposed a second gate further down Gibraltar Hill, which was no longer part of the current application, now having a shared access from the top of Gibraltar Hill.
- Scheduled Ancient Monument: The assumed boundary line had been taken using a very safe approach in consultation with the City Archaeologist. The annexe was well away from this boundary

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

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

25. Church Grounds, St Mary Le Wigford Church, St Marys Street, Lincoln

The Assistant Director of Planning:

- a) advised that planning permission was sought for reinstatement of the boundary wall to St Mary Le Wigford Church to provide enclosure to the churchyard which would then be grassed, replacing the existing hard landscaping
- b) described St Mary Le Wigford, 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, constructed in dressed stone and coursed rubble with ashlar dressings and slate roofs, located within the Cathedral and City Centre Conservation Area
- c) reported that the church dated from the 11th century with successive centuries of works through to the 13th century; the south aisle was added in 1877 and the church restored in 1872, the tower restored in 1908 and another scheme of works in 1975 included the porch to the north side
- d) reported that the planning application was submitted by the City of Lincoln Council
- e) provided details of the policies pertaining to the application, as follows:
 - National Planning Policy Framework
 - Central Lincolnshire Local Plan Policy LP25:-The Historic Environment
- f) advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Principle of Development
 - Impact on the Conservation Area
 - Trees

- Archaeology
- g) outlined the responses made to the consultation exercise
- h) referred to the Update Sheet which included a revised layout plan
- i) concluded that:
- It was 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.

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

Members welcomed this proposal for additional greenery in the area and asked for clarification of the height of the wall.

The Assistant Director of Planning confirmed the height of the reinstated wall being roughly a metre high, typical of a front boundary wall.

RESOLVED that planning permission be granted subject to no objections being received in the remaining consultation period and subject to the following conditions:

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

26. **Hartsholme Country Park, Hartsholme Park, Lincoln**

The Planning Team Leader:

- a. described the application site, Hartsholme Country Park, as a Grade II Listed Historic Park and Garden
- b. advised that the proposal related specifically to the existing storage building located to the eastern edge of the park
- c. reported that retrospective permission was sought for the installation of a storage container positioned adjacent to the existing storage building
- d. provided details of the policies pertaining to the application, as follows:
 - Policy LP22: Green Wedges
 - Policy LP25: The Historic Environment;
 - Policy LP29: Protecting Lincoln's Setting and Character
- e. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Accordance with National and Local Planning Policy

- Impact on Visual Amenity and the Character or Setting of the Designated Heritage Asset as a Historic Park and Garden

f. outlined the responses made to the consultation exercise

g. concluded that:

- The proposed container provided secure storage.
- Whilst the structure was rather utilitarian in appearance, views of the structure were limited by the existing building and landscaping.
- The proposal would therefore preserve and protect the character and setting of the Historic Park and Garden in accordance with policies LP22, LP25 and LP29 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

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

- Development in accordance with approved plans.

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Planning Committee 7th September- Update Sheet

Lincoln Sports Partnership

Lincoln Civic Trust additional representation

Consultee Details

Name: Ms Catherine Waby

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

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION

We strongly object to the overdevelopment of this site. It is wholly inappropriate for Student accommodation being at the end of the single lane road (Tanners Lane) surrounded by operational businesses. The access is very poor even for the current occupiers and this development will substantially increase to vehicle movements to and from the site be they delivery, maintenance or refuse collection vehicles. There is no other access to the site. Furthermore this is not conducive for residential living and We believe that volume of student accommodation already provided is more than sufficient to meet the need, The University of Lincoln have on two occasions recently commented that they do not see the need for more development and would ask that this be brought into the decision making process.

The comments relating to overdevelopment, access and vehicle movements have already been addressed within the committee report. In terms of the comment regarding the need for student accommodation- the University of Lincoln has not objected to the application on these grounds and there is no demand based policy within the CLLP.

Archaeology

The City Archaeologist is satisfied with the Archaeological Heritage Assessment and foundation design, and no further information is required prior to determination. He has, however, requested an additional condition to the standard archaeological conditions to require that the applicant undertake evaluation trenching at the site. This request is included within the updated recommendation below.

Updated recommendation

That the application is Granted Conditionally subject to the following conditions with delegated authority granted to the Planning Manger to secure the NHS financial contribution through a S106 agreement:

- Time limit of the permission
- Development in accordance with approved plans
- Samples of materials including hard surfacing
- Site levels and finished floor levels
- Noise assessment
- Assessment of noise mitigation measures prior to occupation
- Contamination

- Surface water drainage management strategy
- No surface water ground infiltration without prior consent
- Archaeology standard conditions- including evaluation trenching requirement
- Construction Management Plan
- Landscaping implementation
- Provision of cycle storage prior to occupation
- Hours of construction/delivery

2021/0598/FUL - High Street

Hello Julie

Regarding the planned new build on the site of the old Peugeot garage - I have already submitted my quite extensive objections which were based on the current realities of people actually living around the site rather than those with a purely financial interest in squeezing in as much money as possible for the land developers and potential occupiers.

I attended the last council meeting where this was discussed. The residents of Spencer Street and 1 - 15 South Park were very poorly represented by the outgoing Labour councillor who left the room immediately after the committee decision and when tackled verbally by me show no interest whatsoever in the planning recommendation outcome. I was unaware we were not able to speak personally - no information was given prior to the meeting and I found the attitude of many of the council members disrespectful and rude. Most of them are not residents of this area and had no insight into the problems that are attached to the plans. The developers representative clearly demonstrated no interest in contacting or negotiating with South Park residents in a sensitive way.

The exception to this behaviour was Councillor Chris Burke who did actually represent our views with some small success in that the views from the new build windows will be limited. I have no doubt that this will be somehow circumvented by the builders.

If I could see any hope for a reasonable alteration to the size and scope of the new build I would address the Democratic committee personally but as democracy doesn't appear to apply to the situation I won't waste my time.

However I feel the decision to approve the plans has already been made. The residents have now to accept years of building upset culminating in breach of privacy, light and noise pollution 24 hours a day from such a large an overbearing development, parking mayhem in the small surrounding streets and obvious detrimental effects on house prices. To dismiss these comments is disingenuous to say the least and I am aware of 3 residents who are in despair and moving away from South Park. On evidence of your planning process so far I presume the affirmative decision to approve the build is rubber stamped foregone conclusion and doubt that any committee members have the agency to revisit and challenge the application on our behalf.

My original comments still stand. I would like to have enough faith in the Lincoln Planning process to think that all comments will be reviewed and that committee members will have the courage to challenge the project. As we have said on numerous occasions we have no overall objections to the objective of the build, only the scope.

Regards

Janet Nissler

13, South Park. Lincoln LN5 8EN

Sent from my iPad

Derwent Street





Sent: 05 September 2022 22:20

To: Technical Team (City of Lincoln Council) <Technical.Team@lincoln.gov.uk>

Subject: Re: Reconsultation letter

Thank you development team,

Here are our up to date comments regarding the application for Derwent Street which we hope will be considered in Wednesday's meeting.

We are happy that they plan to keep the boundary wall and would like conversation to continue with Boss Group (Lincoln) Ltd around this as the construction continues.

The application states that it is not considered that the proposed dwellings would have any adverse impact on us. LP26 states proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

1. Overlooking - considered. Agree we bought a home in a built up residential area so some overlooking from back bedroom windows is to be expected even though this was not the case when we bought the property.
2. Overshadowing: Not considered. There will be significant overshadowing of our garden now due to the scale of the properties, as keen gardeners who have designed our garden around where the light falls this will be upsetting.

3. Loss of Light - Not considered. We have 3 south facing windows in habitable rooms that have enjoyed lots of light and views of the sky for decades and will now have brick walls in very close proximity.

4. Loss of Privacy - Not addressed. There will be a pathway to the properties back gardens running adjacent and closely to our property so we will no longer have privacy. Residents and guests will use this walk way regularly passing by our windows potentially multiple times a day. We are not happy about looking onto the side aspect window which will be in close proximity to our bedroom window (glazed or not).

5. Adverse Noise and Vibration - We appreciate that our concerns regarding noise have been considered and are happy with the planned working times for the build. We were very disappointed that the demolition was given approval to take place during the summer holidays meaning our son was unable to use our garden for a full week during quite a crucial time of year. During the demolition our house has been shaking daily so we do feel worried about damage to our home (it's about 100 years old).

In conclusion, we don't oppose the concept of a build on the plot and agree it would enhance the area as a whole - Boss Group (Lincoln) Ltd seem like a very polite, reasonable and professional company to undertake the development from our interactions to date.

However it is clear to us our concerns regarding loss of privacy, loss of light and overshadowing have not been given proper consideration or have been simply dismissed. The application states "it is not considered that the proposal would have any adverse impact on the residents of no.23...and would not have adverse impact on... loss of privacy or loss of light". We struggle to see how this conclusion was made and would value some discussion on the matter. We would ideally like a report for our house regarding the impact of the proposed plans on loss of light, loss of privacy and overshadowing on our property. If the application is approved we do strongly feel we should be compensated in some way due to the significant changes we will have to endure regarding the changes in privacy and light levels we and previous owners of 23 Derwent Street have enjoyed significantly over the years.

There also seems to have been a dismissal of concerns raised regarding turning vehicles from those with lived experience of the street. There will be insufficient provision for vehicles to turn around safely at the end of the street in the current plan.

Kind Regards,

Liz and Simeon Clark

Comments for Planning Application 2022/0542/RM

Application Summary

Application Number: 2022/0542/RM

Address: Garage Court Derwent Street Lincoln Lincolnshire

Proposal: Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of 4no. dwellings as required by outline planning permission 2022/0135/OUT (Revised roof plans)

Case Officer: Lana Meddings

Customer Details

Name: Mrs Elizabeth Clark

Address: 23 Derwent Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are now happy that they plan to keep the boundary wall and would like conversation to continue with Boss Group (Lincoln) Ltd around this matter.

The application states that it is not considered that the proposed dwellings would have any adverse impact on us. LP26 states proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

1. Overlooking - considered fairly. We agree we bought a home in a built up residential area so some overlooking from back bedroom windows is to be expected even though this was not the case when we bought our property.
2. Overshadowing: Not considered. There will be significant overshadowing of our garden due to the scale of the properties proposed, as keen gardeners who have designed our garden around where the light falls this will be frustrating.
3. Loss of Light - Not considered. We have 3 south facing windows in habitable rooms that have enjoyed lots of light and views of the sky for decades and will now instead have brick walls in very close proximity.
4. Loss of Privacy - Not addressed. There will be a pathway to the properties back gardens running adjacent and closely to our property so we will no longer have privacy. Residents and guests will use this walk way regularly passing closely by our windows potentially multiple times a

day. We are not happy about the design which means we will be looking onto the side aspect window which will be in close proximity of our bedroom window (glazed or not).

5. Adverse Noise and Vibration - We appreciate that our concerns regarding noise have been considered and are happy with the planned working times for the build as long as they are adhered to. We were very disappointed that the demolition was given approval to take place during the summer holidays meaning our son was unable to use our garden for a full week during quite a crucial time of year. During the demolition our house has been shaking daily so we do feel worried about potential damage to our 100 year old home.

In conclusion, we don't oppose the concept of a build on the plot and agree it would enhance the area as a whole - Boss Group (Lincoln) Ltd seem like a very polite, reasonable and professional company to undertake the development from our interactions to date.

However it is clear to us our concerns regarding loss of privacy, loss of light and overshadowing have not been given proper consideration or have been simply dismissed. The application states "it is not considered that the proposal would have any adverse impact on the residents of no.23...and would not have adverse impact on... loss of privacy or loss of light". We struggle to see how this conclusion was made and would value some discussion on the matter. We would ideally like a report for our house regarding the impact of the proposed plans on loss of light, loss of privacy and overshadowing on our property. If the application is approved we do strongly feel we should be compensated in some way due to the significant changes we will have to endure regarding the changes in privacy and light levels we and previous owners of 23 Derwent Street have enjoyed significantly over the years.

There also seems to have been a dismissal of concerns raised regarding turning vehicles from those with lived experience of the street. There will be insufficient provision for vehicles to turn around safely at the end of the street in the current plan.

Dera Lana, I couldn't find a way to attach drawings to the online planning portal.

I have great concerns about the problems that will be caused by vehicles turning around in this cul-de-sac.

I have looked into the design of the turning head and am surprised by the amount of room they take up.

After studying the latest plan of the site I have done a rather crude cut and paste of the drawing that I believe could offer a solution that satisfies the current residents but also offers the future owners of the properties a much better parking bay.

The following is my objection to the proposal, and the drawing I have produced.

Yours Sincerely

Chris Gresham

I am objecting to the layout of the site and lack of a turning head for vehicles.

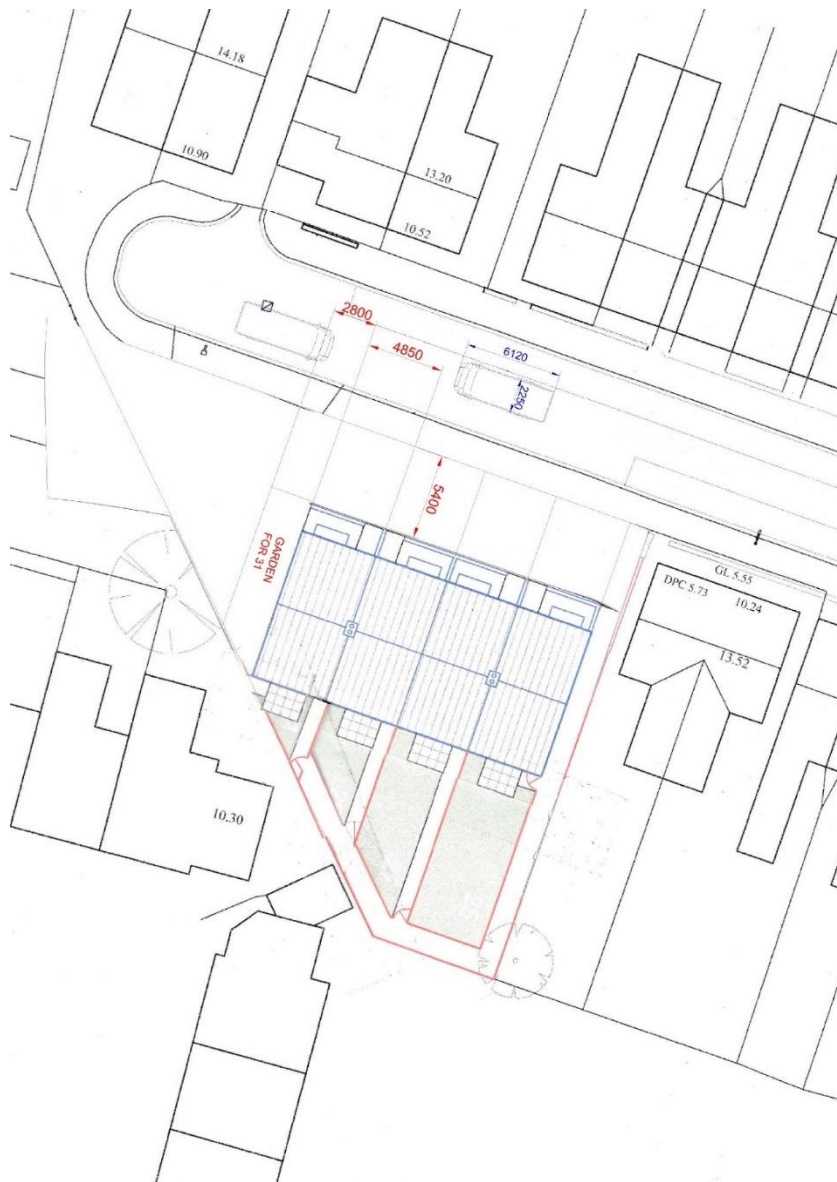
There is an ever increasing volume of delivery vans in the street.

I have looked into the recommended sizes of turning heads and I cannot see how a suitable turning head can be constructed on the available land. I am surprised by their recommended size.

I also see the width of the parking places for the new houses are not very wide for modern vehicles.

I believe that by rearranging the site the result would be better not only for the residents but also the future owners of the new properties.

Please see the attached modified drawing, it shows an enlarged triangle that should help to provide a suitable turning head.



Points of clarity:-

Properties to the rear of the site on Roman Wharf are approx. 11.6metres from the rear elevations of the proposed dwellings. This relationship has been considered and there would be no adverse impacts on the residents that would warrant refusal of the application.

Response to further letter received from 23 Derwent Street:-

The neighbours have referenced overshadowing, loss of light and loss of privacy. The proposals have been considered in the context of development in a built up residential area characterised by runs of terrace and semi-detached properties.

The existing property may experience some overshadowing of the garden for part of the day. However it would not be overshadowed at all times. Therefore it would not warrant refusal of the application.

There are 3 small windows to the south elevation of 23 Derwent Street, there will no longer be a view of the sky from these windows, however the proposal is of sufficient distance from this elevation that it would not block all light.

The footpath referenced would serve 3 properties. This would not generate a level of pedestrian movement which would have an adverse impact. New boundary treatment will be in place which would prevent people from overlooking the ground floor window.

Photos sent from Julie Lamb, Speaking at Committee







Yes these are just a few photos, they are front of my house...just part of area that area. And that's were they what to do carpark, and I worried about the lamp post as this is the only one, the next one is half way up the street..and it's so dark when not working..thank Julie lamb

On Wed, 7 Sept 2022, 09:29 Meddings, Lana (City of Lincoln Council),
<Lana.Meddings@lincoln.gov.uk> wrote:

Hi Julie

I've received a few emails now. There are 4 different photos, is that correct?

Lana Meddings
Principal Planning Officer
T 01522 873445

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SUBJECT: CONFIRMATION OF TREE PRESERVATION ORDER NO.172

DIRECTORATE: COMMUNITIES AND ENVIRONMENT

REPORT AUTHOR: KIERON MANNING, ASSISTANT DIRECTOR - PLANNING

1. Purpose of Report

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

2. Executive Summary

- 2.1 A Tree Preservation Order gives statutory protection to trees that contribute to the amenity, natural heritage or attractiveness and character of a locality.
- 2.2 The making of any Tree Preservation Order is likely to result in further demands on staff time to deal with any applications submitted for consent to carry out tree work and to provide advice and assistance to owners and others regarding protected trees. This is, however, contained within existing staffing resources.
- 2.3 The making of Tree Preservation Orders reduces the risk of losing important trees, groups of trees and woodlands. It further allows the Council to protect trees that contribute to local environment quality.

3. Background

- 3.1 Tree Preservation Order 172 was made on 26th May 2022 protecting 1no. Acer Pseudoplatanus (Sycamore) and 1no. Aesculus Hippocastanum (Horse Chestnut) tree in the back garden of Greestone House, Greestone Place, Lincoln, Lincolnshire, LN2 1PP.
- 3.2 The trees are considered to contribute to the visual amenity of the area and the unauthorised removal of the trees would be considered to be detrimental to visual amenity.
- 3.3 The initial 6 months of protection would end for the Tree Preservation Order on 26th November 2022.

4. Consideration

The reason for making a Tree Preservation Order on this site is as a result of an application from the occupants to fell both of the trees. The property is located within a conservation area which is why consent was required. During the application process the Arboricultural Officer attended a site visit and identified the

trees to be suitable for protection under a Tree Preservation Order stating that the trees have a high amenity value and the removal would have an effect on the aesthetic appearance of the area.

Following a 6 week consultation period no objections have been received to the order.

5. Strategic Priorities

- 5.1 Confirmation of Tree Preservation Order 172 would ensure that the trees would not be removed or worked on without the express permission of the Council which would be considered detrimental to visual amenity and as such the protection of the tree would contribute to enhancing our remarkable place.

6. Organisational Impacts

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

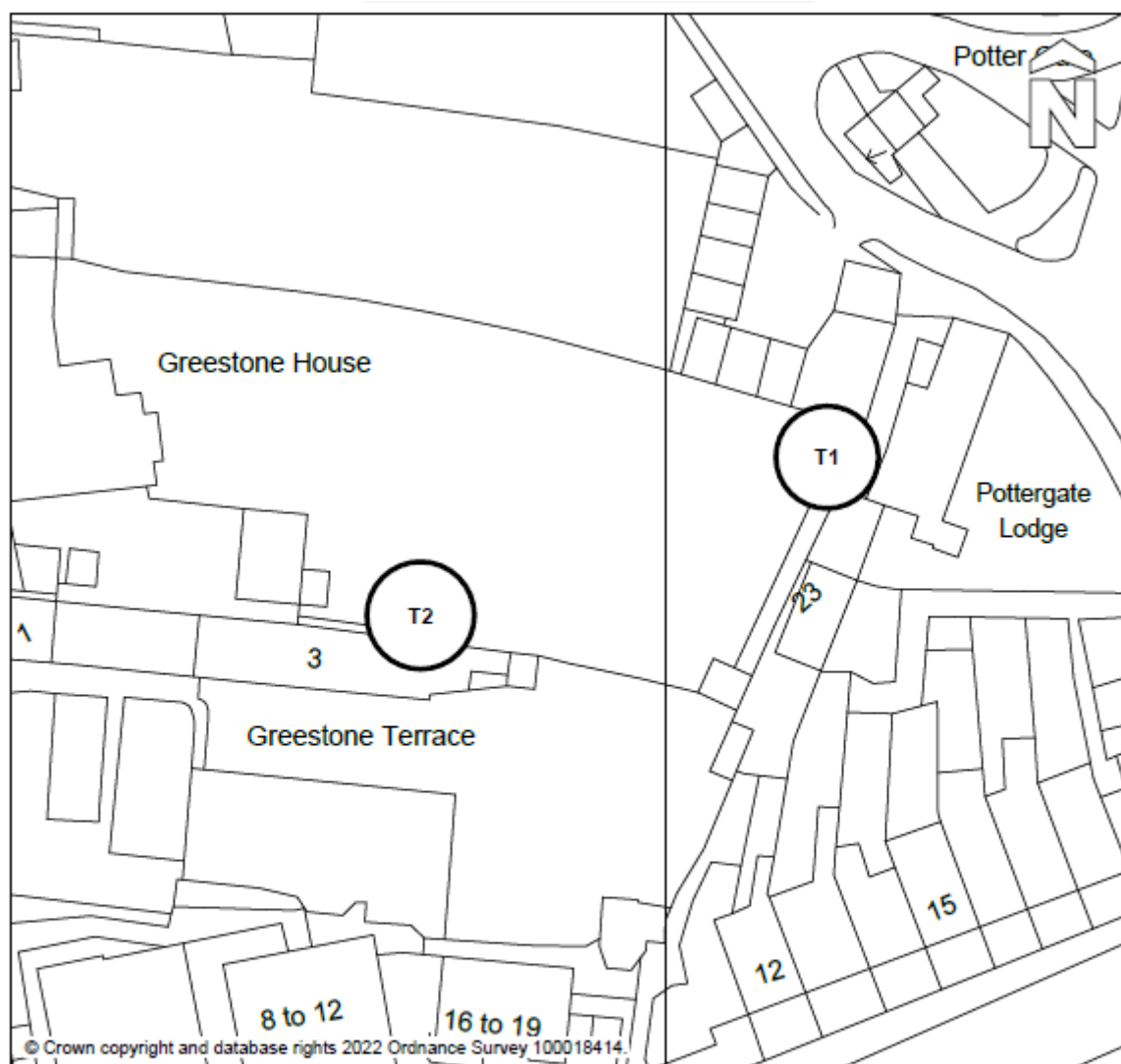
7. Recommendation

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

How many appendices does the report contain? None

List of Background Papers: None

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



TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Greestone House No.1 Tree Preservation Order 2022

T1 - Sycamore

T2 - Horse Chestnut



T1 - View looking north illustrating the tree (Sycamore) location and impact on the steps, wall (Grade II listed) and adjacent building.



T2 - View looking south illustrating the proximity of the tree (*Aesculus hippocastanum*)

Application Number:	2021/0598/FUL
Site Address:	471 - 480 High Street, Lincoln, Lincolnshire
Target Date:	27th October 2021
Agent Name:	Stem Architects
Applicant Name:	Mr Chris Burns
Proposal:	Erection of elderly residential living apartment building comprising of 20 residential apartments and conversion of existing former United Reform Church to form additional 5 residential apartments. To include access from Cross Spencer Street, car park, landscaping, attenuation pond, refuse and cycle storage. To include demolition of former Abacus Motor Group showroom and ancillary motor repair buildings (Revised Plans).

Background - Site Location and Description

Site Location

The site is located at the south end of the High Street on the eastern side. The site was previously part of a Peugeot Garage and is now vacant. The boundary of the site also includes the former United Reform Church fronting High Street. The scheme is submitted by Torsion Care who were the applicants for a recently granted planning permission under a separate application for a care home fronting High Street (2021/0597/FUL). Whilst the applications have been submitted separately due to funding arrangements for each scheme, the applicant stated that they intend to construct the two schemes simultaneously should the current application be granted.

The site is adjacent to the South Park/St Catherines roundabout. To the south of the site is the Sincil Dyke with residential properties located on the other side of the bank fronting South Park. To the north of the Church is another garage which does not form part of the application site.

Residential properties line Spencer Street to the north of the application site. The site is situated within the St Catherines Conservation Area No. 4.

Description of Development

The application proposes a new building comprising 20 retirement living flats and conversion of the former United Reform Church to form 5 residential flats. The new building would be accessed via Cross Spencer Street. 27 parking spaces are provided on the site which includes accessible spaces.

Pre-application discussions have taken place and further discussions have continued throughout the application process with the applicant and their architect. Revisions have been submitted to address officer concerns regarding overlooking, design and access.

Site History

Reference:	Description	Status	Decision Date:
2021/0597/FUL	Erection of 73 bedroom residential elderly care home including access from Cross Spencer Street, car park, and turning area, landscaping, refuse and cycle storage. To include demolition of former Abacus Motor Group showroom and ancillary motor repair buildings (revised plans).	Granted Conditionally	7th July 2022

Case Officer Site Visit

Undertaken on 28th February 2022

Policies Referred to

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP2 The Spatial Strategy and Settlement Hierarchy
- Policy LP9 Health and Wellbeing
- Policy LP10 Meeting Accommodation Needs
- Policy LP11 Affordable Housing
- Policy LP12 Infrastructure to Support Growth
- Policy LP13 Accessibility and Transport
- Policy LP14 Managing Water Resources and Flood Risk
- Policy LP16 Development on Land affected by Contamination
- Policy LP21 Biodiversity and Geodiversity
- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- Policy LP27 Main Town Centre Uses - Frontages and Advertisements
- Policy LP29 Protecting Lincoln's Setting and Character
- Policy LP33 Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area
- Policy LP35 Lincoln's Regeneration and Opportunity Areas
- National Planning Policy Framework

Issues

- Principle and Policy Background
- Developer Contributions
- Assessment of Impact to the Character and Appearance of the Conservation Area
- Impact on Residential Amenity
- Highways and Drainage
- Archaeology

- Contamination
- Other Issues

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
Historic England	Comments Received
Lincoln Civic Trust	Comments Received
Anglian Water	Comments Received
NHS England	Comments Received
Environment Agency	Comments Received
Education Planning Manager, Lincolnshire County Council	Comments Received
Lincolnshire Police	Comments Received
Historic England	Comments Received

Public Consultation Responses

Name	Address
Mrs Sheila Edens	466 High Street Lincoln Lincolnshire LN5 8JB
Janet Nissler	13 South Park Lincoln Lincolnshire LN5 8EN

Lauren White	6 Spencer Street Lincoln Lincolnshire LN5 8JH
Mr & Mrs Paul Pyrah	31 Spencer Street Lincoln Lincolnshire LN5 8JH
Mr Mark Edens	1 Spencer Street c/o 24 Saxilby Road, Sturton by Stow Lincoln LN1 2AB
Mr Christopher Bonnett	Woodbine Cottage, No. 5 South Park Lincoln LN58EN
Vicki Edens	Tony Edens Ltd
Miss Natalie Swain	12 South Park Lincoln Lincolnshire LN5 8EN

Consideration

Summary of Representations

Various representations have been made to the proposals. The concerns raised include traffic and parking, access difficulties into the site, general noise and disturbance, scale of building, loss of privacy, light pollution and impact on wildlife.

Please note some of the objections that have been submitted against this application but discuss matters in relation to the previously approved care home rather than the submitted scheme specifically.

Principle and Policy Background

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

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

of the NPPF.

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

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

The area is within a regeneration area and Policy LP35 sets out that planning permission will be granted for appropriate development in the regeneration area for housing (above ground floor level) small shops, cafés, restaurants, pubs/ bars and offices (A2 ground floor/ B1 above) provided the proposals: Respect the historic street pattern and take account of the existing townscape character of the area with reference to the Lincoln Townscape Assessment; Ensure existing historic shopfronts are retained and refurbished and where alterations to ground floor street frontages are proposed they shall be designed in accordance with Policy LP27; and take account of and, where appropriate, enhance existing pedestrian and cycle routes.

The site is also located within the Central Mixed Use Area where the proposed use (C3) is considered appropriate in principle under Policy LP33. It is not considered the use would detract from the vitality and viability of the area nor would the introduction of such a use result in the area losing its mixed character. The site has been vacant for some time and the former United Reform Church makes a positive contribution to the Conservation Area; a sympathetic conversion of this building is therefore welcomed. It is considered that the erection of a building for retirement living and conversion of the church to residential is acceptable in principle and supported by LP27 and LP33 of the CLLP. The retirement flats would help to meet accommodation needs of older people in accordance with LP10.

Developer Contributions

The development falls within use class C3 therefore Planning Policy requires contributions to affordable housing, playing fields/play space and the NHS.

Original contributions in line with Policy requirements were as follows:

NHS -	£16,855.75
Green Infrastructure -	£19,683
Affordable Housing -	£611,340
Total	£647,878.75

The applicant has submitted a viability appraisal to show that the above contributions would render the scheme unviable. A revised figure has been reached which has been independently checked by a viability expert appointed by the Local Planning Authority. The revised figure is a total of £127,539.

The revised figures have been attributed based on the original policy requirements as follows:

NHS	£3,318.16
Green Infrastructure	£3,874.72
Affordable Housing	£120,346.12
Total	£127,539

The applicant has agreed to sign a S106 agreement securing the above contributions which will be finalised should the Planning Committee be in support of the application.

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

The site is occupied by workshop buildings positioned to the rear of the former Showroom fronting High Street. The buildings on site themselves provide little to draw inspiration from in terms of the re-development of the site. The Lincoln Townscape Assessment recognises the site as being somewhat of an anomaly stating that such buildings have the impact of "considerably reducing the sense of enclosure typically associated with a high street' (e.g., St. Peter at Gowt's School and Campions garage in the south of the Character Area."

The proposed building would essentially sit behind the recently granted care home which would front High Street. The care home would be of three storeys whilst the retirement apartments would mainly be of two storeys along Sincil Dyke rising to three on its western corner where it would meet the care home.

The proposed building's main elevation would be to Sincil Dyke whilst seven of the apartments would face into the site towards Cross Spencer Street. The main access to the building would be via an entrance on the north elevation. There would be a communal patio area on the south elevation facing the Sincil Dyke. An attenuation pond would be positioned to the east of the building providing surface water drainage for the site.

The new building would be positioned to the east of the recently granted care home, to the south of the houses on Spencer Street and to the north of the houses on South Park therefore public views of the building would be limited. The building as originally submitted was four storeys high and officers have worked with the applicant to reduce the scale whilst providing a development that is deliverable. Three storeys was considered acceptable on the previously granted care home application, although with non-habitable rooms on the third floor which wouldn't be possible with a residential scheme. The building as proposed has therefore been reduced to two storeys with an additional floor on the western corner which faces onto the care home. The building is a simple, modern design constructed of red brick with asymmetric gables. The gables create a rhythm along Sincil Dyke although window variation and set back elements break up the mass of the long elevation. Whilst being a separate application to the care home, the building does have some design elements which link to the care home including window types and use of materials. Given the gradual fall in land levels from west to east and the smaller scale of the new building when compared to the care home, the building would also appear subordinate to the care home building stepping down in scale from the High Street which is considered appropriate.

The alterations to the former United Reform Church include new windows in the south and east elevations and conservation rooflights in the north elevation. The main west elevation fronting High Street will maintain its existing windows and doors with new timber framed windows positioned behind an existing door.

The proposal represents contemporary architecture whilst being sympathetic to the historic townscape of the south of High Street and indeed the Conservation Area. The proposal, in its revised form, responds positively in form and scale to the context, which is mainly two storey residential properties. The proposal would introduce a use to this site which has been vacant for some time and compliment the previously granted care home. The proposal accords with Policies LP25 and LP26 of the Central Lincolnshire Local Plan and paragraph 199 of the NPPF.

In addition to the NPPF, the City Council is also duty bound by Section 72 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990. However, despite the demolition of buildings on the site, officers consider that in this instance the design of the development would ensure a positive contribution to the character and appearance of the Conservation Area. The re-development of the site both preserves and enhances the character and appearance of the Conservation Area in accordance with Section 72 (1).

Residential Amenity

On the opposite side of the Dyke are two storey residential properties fronting South Park with their rear gardens to the Dyke and the application site. The distances from the main rear elevations of these existing properties and the proposed building differ although the closest relationship is 25.5 metres. The window to window distances are within the range that are generally considered acceptable and officers have sought to reduce the overlooking impact to the neighbouring properties on South Park by a significant reduction in the scale of the building. Officers acknowledge that the proposal would introduce a new overlooking relationship which has not been present previously however, given the separation distances and with the amendments to reduce the scale of the building as well as the removal of first floor balconies, it is not considered that the overlooking would be unduly harmful to warrant refusal of the application. With regard to the building itself, it is positioned to the north of the residential properties on South Park and therefore loss of light is unlikely to be an issue. With regard to the relationship to the north, the building has been designed with stairwell windows only adjacent to the gardens with No. 30- 36 Spencer Street whilst the flats within the north elevation are angled away from the rear gardens of the Spencer Street properties ensuring an appropriate relationship. Whilst the new building is positioned to the south of these neighbouring gardens, it is considered that the proposal would have a similar impact to that of the existing garages on the site and loss of light would therefore not be unduly exacerbated by the new building.

The only access into the site would be via an existing vehicular access from Cross Spencer Street/Spencer Street. Residents on Spencer Street are therefore likely to see an increase in traffic in this area. The Highway Authority has requested access widening to ensure that vehicles can access the site safely and this will be discussed in more detail later within the report. On balance, it is not considered an increase in traffic to the existing access would cause undue harm to residential amenity.

The City Council's Pollution Control Officer has recommended conditions to protect residential amenity, these include:

- Details of external lighting to be submitted in order to minimise the risk of overspill and glare to neighbouring residents.
- Details of noise mitigation measures - A noise assessment was submitted with the application which details how acceptable internal noise levels can be achieved

within the development, in order to protect future residents of the proposed development, a condition is proposed to submit a noise mitigation scheme in line with submitted noise assessment.

- Construction and delivery hours restrictions - To help limit any potential impact to adjacent premises during construction.
- Waste collection - Restricted to avoid noise sensitive hours

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

Highways and Drainage

A total of 27 parking spaces are proposed for the flats. Information within the submitted Transport Statement suggests that “The NOMIS census database was utilised in order to obtain car ownership figures for age groups between 55 and 84 (70% car ownership). This indicates that the 32 flats would result in a demand of 23 spaces. An additional 4 spaces are proposed to accommodate any increase in demand and for visitors.” The statement was made before the amount of flats were reduced from 32 to 25 although the quantum of parking has remained the same. The parking for the development and possible visitors is therefore considered adequate for the likely demand.

The site is a highly sustainable location with good access via walking, cycling and public transport. A secure mobility scooter store is provided on site. A condition is proposed for the submission of a scheme of electric vehicle charging points. It is anticipated that refuse will be collected from within the site and revised drawings have been received to show that, with junction improvements to widen the radius at Cross Spencer/Spencer Street, all vehicles expected to visit the site will be able to do so and leave in a forward gear.

The County Council as Highway Authority and Lead Local Flood Authority (LLFA) has assessed the application and considers that a robust Travel Plan has been submitted containing measures to access the site via sustainable means.

The Highway Authority does not raise any objections to the application in respect of highway safety or traffic capacity subject to recommended conditions regarding the submission of a construction management plan, closing of an existing vehicle crossover and submission of a drainage scheme for surface water. The Highway Authority do not consider that any other improvements to the highway network would be required as a result of the proposed development, including restricting right turn access from Spencer Street.

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

Anglian Water have no objections to the proposal subject to a condition regarding foul drainage which will be included accordingly. The Environment Agency did not require a Flood Risk Assessment to be submitted for the site given the low probability of flooding.

They have no objections to the proposal subject to standard conditions regarding contaminated land which are included accordingly. The development would therefore satisfy the requirements within paragraph 167 of the NPPF and LP14 of the CLLP.

The advice from the Highway Authority also contains a request for this site to contribute to funding public realm works in the area but have failed to provide further information to substantiate the request. Officers would advise that the request does not meet the tests set out in legislation in relation to off-site contributions from development; the request is not reasonable or proportionate and we recommend that this request does not form part of the S106 for the application.

Archaeology

The site lies within an area of archaeological interest. The application is accompanied by a desk-based assessment (DBA) with a detailed appraisal of the potential archaeology within the site and its likely significance. To support the DBA, Ground Penetrating Radar (GPR) has also been used within the site to establish the likelihood of a boundary wall which once existed between Great Bargate and Little Bargate. The results of the GPR did not show any strong evidence of its survival on the site.

The City Archaeologist has considered the submitted information and agrees with its findings that the impact of development on the archaeology within the site can be appropriately mitigated, subject to the provision of an approved foundation design, and a Written Scheme of Investigation detailing any further works to be undertaken on the site. Overall, it is considered that the public benefits presented by the scheme outweigh the potential harm to archaeology. Notwithstanding that, detailed conditions will ensure limitation of harm to archaeological remains where possible. Officers therefore consider the proposal accords with LP25 of the CLLP and paragraph 194 of the NPPF.

Contaminated Land

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

Other Issues

Ecology

A desk and field survey have been undertaken in order to assess the potential of the site to support protected habitats and species. Bats and birds were established as the main species at risk from the development. It is worth noting that all species of bat and their roosts are fully protected under the Conservation of Habitats and Species Regulations and the Wildlife and Countryside Act. A bat field survey was undertaken to establish their presence at the site. Only 1 of the buildings on the site was assessed to have moderate potential for bat roosting which was further assessed for activity. No bats were observed entering or leaving the building during the field surveys and the survey concludes that the impact on the bat population would be minor. In any case, officers consider it would be prudent to include a condition on the application for further details on how the development would include faunal features such as bat and bird boxes for local wildlife.

Subject to the proposed condition, officers consider the proposal would be in line with

Policy LP21 of the CLLP.

Energy Efficiency

The applicants hope to achieve an EPC rating of B for the proposal by using increased wall, floor and roof insulation which would be a “fabric first” approach. They are also proposing to use a hot water system which incorporates a localised Air Source Heat Pump to extract heat from air extracted from kitchens and bathrooms into heat for stored hot water. Officers propose a pre-commencement condition for the submission of an energy statement detailing how the development will:

- Reduce demand for energy;
- Improve resource efficiency (in sustainable design and construction); and
- Use energy from decentralised, renewable and low carbon sources (rather than from non-renewable sources).

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

Yes.

Conclusion

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

Application Determined within Target Date

Yes.

Recommendation

That the application is delegated to grant subject to the signing of the Section 106 agreement to secure contributions to affordable housing, local green infrastructure and the NHS.

Proposed conditions are:

- 3 Year Time limit for commencement
- Development in accordance with approved plans
- Details of Bat/bird boxes to be submitted
- Details of external lighting to be submitted
- Noise mitigation measures to be submitted
- A scheme for electric vehicle charging points to be submitted
- Contaminated land further information to be submitted
- Anglian Water - details of foul drainage to be submitted
- Details of materials to be submitted
- Details of surface water drainage to be submitted

- Details of landscaping to be submitted to be submitted
- Details of boundary walls and fences to be submitted
- Archaeological WSI and foundation design
- Construction of the development (delivery times and working hours)
- Waste collection times to be restricted to avoid noise sensitive hours
- Construction and Delivery Hours to be restricted to avoid noise sensitive hours
- Highway construction management plan to be submitted
- Stopping up of access on the High Street once new access is brought into use

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Site Layout Plan

Original Sincil Dyke Elevation before revisions (now superseded)



Proposed Sincil Dyke Elevation (Residential Living) Scale 1:100

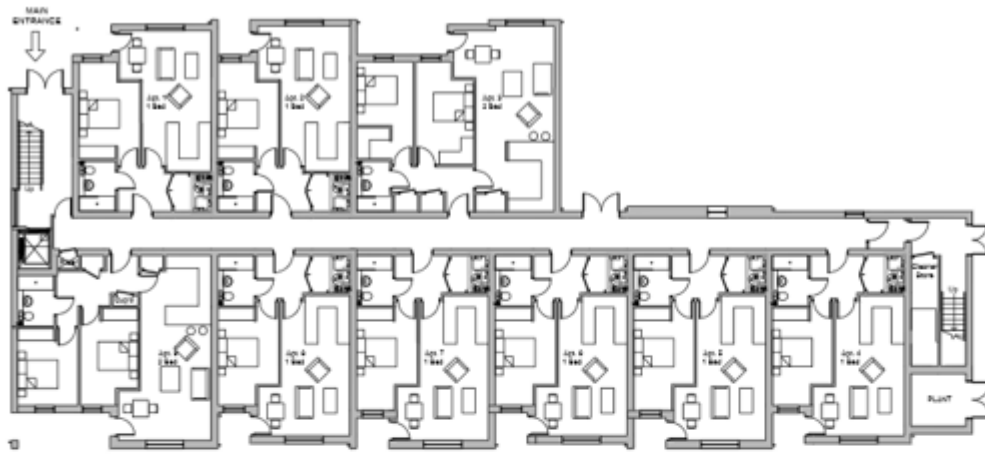


Sincil Dyke elevation as revised



North elevation as revised





Proposed Ground Floor Plan Scale 1:100



Proposed First Floor Plan Scale 1:100



Proposed Second Floor Plan Scale 1:100



Proposed Roof Plan Scale 1:100



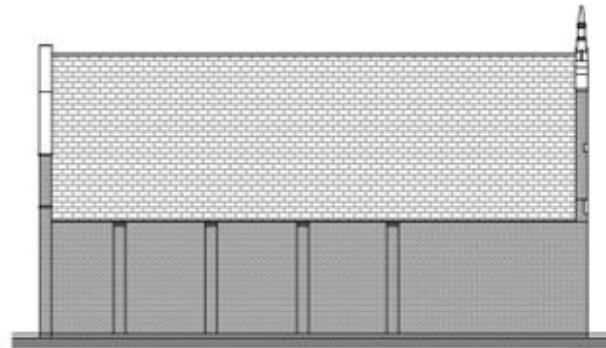
Existing West Elevation Scale 1/100



Existing South Elevation Scale 1/100

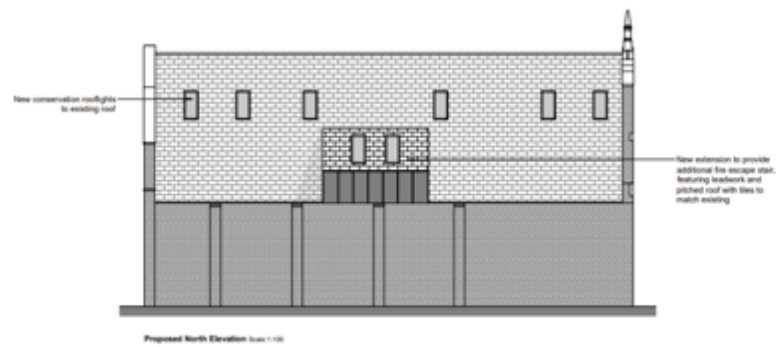
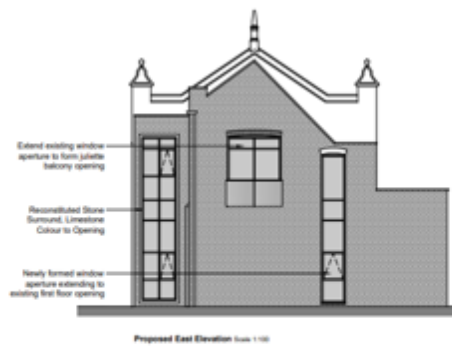


Existing East Elevation Scale 1/100

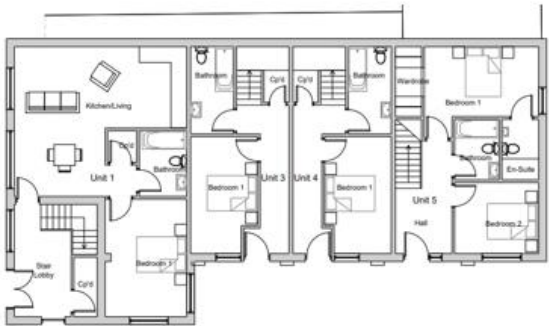


Existing North Elevation Scale 1/100

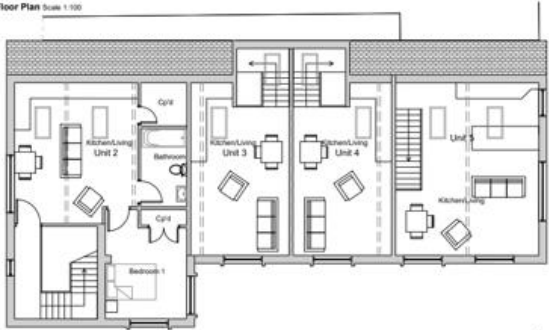
Existing church elevations



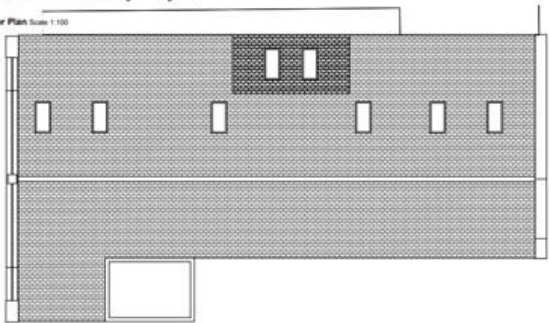
Proposed church elevations



Chapel Proposed Ground Floor Plan Scale 1:100



Chapel Proposed First Floor Plan Scale 1:100



Chapel Proposed Roof Plan Scale 1:100



Junction arrangements



Former Church fronting High Street



High Street



Former car showroom



Cross Spencer Street



Within the site



Spencer Street



Existing Access from High Street



Sincil Dyke with the rear of the properties on South Park on the right



View from South Park roundabout



View from garden of No. 13 South Park

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Upper Witham Drainage Board

Comment submitted date: Tue 22 Mar 2022

Thank you for the opportunity to comment on the above applications. The site is within the Witham Third District Internal Drainage Board area. The Board has no further comments to add to the amendments, over-and-above previous comments submitted (below):-

Board's response from 13th August 2021:-

It is noted the proposed surface water disposal from the development will be at 51l/s to EA Main River Sincil Dyke. It is noted the invert level of the discharge is 4.30m ODN, approximately 1m above the highest recorded levels for the watercourse. However, consideration must be given to the potential effect the proposed method of discharge may have on the receiving watercourse and its embankments at this location. As the applicant is aware, discharge to EA Main River will require an Environmental Permit from the Environment Agency.

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

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

Drainage routes shall include all methods by which water may be transferred through the Site and shall include such systems as "ridge and furrow" and "overland flows".

The effect of raising site levels on adjacent property must be carefully considered and measures taken to negate influences must be approved by the Local Planning Authority.

Regards,

Richard Wright



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: 2021/0598/FUL

Proposal: **Erection of elderly residential living apartment building comprising of 32 residential apartments and conversion of existing former United Reform Church to form additional 5 residential apartments. To include access from Cross Spencer Street, car park, landscaping, attenuation pond, refuse and cycle storage. To include demolition of former Abacus Motor Group showroom and ancillary motor repair buildings.**

Location: **471 - 480 High Street, Lincoln, Lincolnshire, LN5 8JG**

With reference to the above application received 28 July 2021

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

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

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

The application is for 25 residential apartments and associated access.

The site is in a highly sustainable location with good access via walking, cycling and public transport (both buses and rail).

Space has been provided within the site specifically for the storage of mobility scooters and aids. 23 car parking spaces are proposed for the site, and that is deemed adequate for a sustainable location such as this. Cycle parking provision has also been considered for visitors and staff. A robust Travel Plan has been submitted which contains measures to encourage and incentivise staff to access the site via sustainable means.

Refuse collection will be undertaken internally within the site, via the access at Cross Spencer Street. Swept

path analysis has been provided to demonstrate that refuse vehicles can undertake this manoeuvre in and out the access.

Junction improvements will be undertaken at Cross Spencer Street/Spencer Street to widen the radius and ensure that all vehicles expected to visit and service the site can do so safely, and without damage to parked vehicles and buildings/walls. There will not be a requirement to restrict right turns out of Spencer Street onto the High Street, the Highway Authority do not foresee a safety issue that would require this restriction to be in place.

Access to Sincil Dyke for maintenance will be retained. A dropped crossing on the High Street will be required.

Lincolnshire County Council will be undertaking public realm works on this area of the High Street, presently programmed for 2023/2024, to improve the environment for pedestrians, in particular. We request a S106 contribution of £5,000 towards the public realm scheme. Should the construction of this development exceed the 2023/2024 financial year, then the public realm works will be reprogrammed until after completion, to ensure there is no damage to the new paving caused by construction vehicles or new utility connections.

The applicant has undertaken intrusive ground investigation, however the boreholes were completed in June rather than the wetter winter months. It is anticipated that the site may be subject to a continuous shallow water table. LCC as HLLFA requested that the applicant undertake further groundwater monitoring, to inform the site drainage strategy, however they have been unable to gain access to the site to do so given the current EA works. It has been agreed that a pre-commencement condition will be placed on the granting of any planning permission, requiring the applicant undertake further intrusive ground investigation to determine the groundwater level during the wetter winter months, with the drainage strategy updated to reflect the findings.

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>

Highway Condition 00

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

The Construction Management Plan and Method Statement shall include;

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

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

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

Highway Condition 12

Within seven days of the site commencing operation, the existing access onto High Street shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To remove accesses within the public highway which are no longer required, in the interests of highway safety and amenity.

Highway Condition 33

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

The scheme shall:

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

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

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

Note:

There is no precise definition of "severe" with regards to NPPF Paragraph 111, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for period extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues.

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

NO OBJECTION

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

Note to Officer:

Please secure a S106 sum of £5000 towards the public realm scheme on High Street which will improve the pedestrian environment at the site frontage, to the benefit of the site residents, visitors and staff.

Regards

Case Officer:

Date: 10/08/22

Becky Melhuish

**for Warren Peppard
Head of Development Management**

Application Number: 2021/0598/FUL
Location: Development at 471-480 High Street, Lincoln comprising of 37 elderly residential living apartments REVISED 25 ELDERLY RESIDENTIAL LIVING APARTMENTS

Impact of new development on GP practice	<p>The above development is proposing 25 apartments which, based on the average of 1.43 people per dwelling for the one-bedroom apartments and 2.86 people per dwelling for the two-bedroom apartments for the City of Lincoln Council area, would result in an increase in patient population of 44.</p> <p>The calculations below show the likely impact of this new population in terms of number of additional consultation time required by clinicians. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.</p> <p>Consulting room GP</p> <p>(Single)</p> <table border="1"> <tr><td>Proposed population</td><td>27</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.027 \times 5260 = 143$</td></tr> <tr><td>Assume 100% patient use of room</td><td>143</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$143/50 = 2.9$</td></tr> <tr><td>Appointment duration</td><td>15 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$2.9 \times 15/60 = 0.7$ hrs per week</td></tr> </table> <p>(Double)</p> <table border="1"> <tr><td>Proposed population</td><td>17</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.017 \times 5260 = 90$</td></tr> <tr><td>Assume 100% patient use of room</td><td>90</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$90/50 = 1.8$</td></tr> <tr><td>Appointment duration</td><td>15 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$1.8 \times 15/60 = 0.5$ hrs per week</td></tr> </table>	Proposed population	27	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.027 \times 5260 = 143$	Assume 100% patient use of room	143	Assume surgery open 50 weeks per year	$143/50 = 2.9$	Appointment duration	15 mins	Patient appointment time hrs per week	$2.9 \times 15/60 = 0.7$ hrs per week	Proposed population	17	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.017 \times 5260 = 90$	Assume 100% patient use of room	90	Assume surgery open 50 weeks per year	$90/50 = 1.8$	Appointment duration	15 mins	Patient appointment time hrs per week	$1.8 \times 15/60 = 0.5$ hrs per week
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¹ Source: Lincolnshire Research Observatory 2011 Census Data

	<p>Treatment room Practice Nurse</p> <p>(Single)</p> <table border="1" data-bbox="472 371 1198 692"> <tr><td>Proposed population</td><td>27</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.027 \times 5260 = 143$</td></tr> <tr><td>Assume 20% patient use of room</td><td>28.6</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$28.6/50 = 0.572$</td></tr> <tr><td>Appointment duration</td><td>20 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$0.572 \times 20/60 = 0.2\text{hrs per week}$</td></tr> </table> <p>(Double)</p> <table border="1" data-bbox="472 775 1198 1095"> <tr><td>Proposed population</td><td>17</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.017 \times 5260 = 90$</td></tr> <tr><td>Assume 20% patient use of room</td><td>18.1</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$18.1/50 = 0.361$</td></tr> <tr><td>Appointment duration</td><td>20 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$0.361 \times 20/60 = 0.1 \text{ hrs per week}$</td></tr> </table> <p>Therefore an increase in population of 44 in the City of Lincoln Council area will place extra pressure on existing provisions, for example- extra appointments requires additional consulting hours (as demonstrated in the calculations above.) This in turn impacts on premises, with extra consulting/treatment room requirements.</p>	Proposed population	27	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.027 \times 5260 = 143$	Assume 20% patient use of room	28.6	Assume surgery open 50 weeks per year	$28.6/50 = 0.572$	Appointment duration	20 mins	Patient appointment time hrs per week	$0.572 \times 20/60 = 0.2\text{hrs per week}$	Proposed population	17	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.017 \times 5260 = 90$	Assume 20% patient use of room	18.1	Assume surgery open 50 weeks per year	$18.1/50 = 0.361$	Appointment duration	20 mins	Patient appointment time hrs per week	$0.361 \times 20/60 = 0.1 \text{ hrs per week}$
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<p>GP practice(s) most likely to be affected by the housing development</p>	<p>Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity.</p> <p>The development could impact on the following practices:</p> <ul style="list-style-type: none"> Brayford Medical Practice Brant Road & Springcliffe Surgery University Health Centre Portland Medical Practice The Heath Surgery Abbey Medical Practice 																												

	<p>Due to the location of the development the 3 practices that would be impacted the most are Brant Road & Springcliffe Surgery, The Heath Surgery and Portland Medical Practice.</p>
<p>Issues to be addressed to ensure the development is acceptable</p>	<p>Lincolnshire Clinical Commissioning Group (LCCG) wishes for the Section 106 contribution from the development on 471-480 High Street, Lincoln comprising of 25 elderly residential living apartments to contribute to the development of additional clinical space at Portland Medical Practice and Brant Road & Springcliffe Surgery.</p> <p>Nationally the NHS Long Term Plan, published in January 2019, seeks to improve the quality of patient care and health outcomes. The plan builds on previous national strategies, including the General Practice Forward View (2016), and includes measures to:</p> <ul style="list-style-type: none"> • Improve out-of-hospital care, supporting primary medical and community health services; • Ensure all children get the best start in life by continuing to improve maternity safety including halving the number of stillbirths, maternal and neonatal deaths and serious brain injury by 2025; • Support older people through more personalised care and stronger community and primary care services; • Make digital health services a mainstream part of the NHS, so that patients in England will be able to access a digital GP offer. <p>The strategic direction both nationally through the development of Primary Care Networks (PCN) and locally through the Sustainability Transformation Plan, is to provide primary care at scale, facilitating 100% patient population coverage by primary care and services being delivered in the community in an integrated way. Included within the PCNs is the requirement to provide on-line access to services and appointments, as well as the introduction of additional roles to enhance the delivery of primary care, including Clinical Pharmacists, Physiotherapists, Social Prescribers, Emergency Care and Mental Health Practitioners.</p> <p>NHS Lincolnshire CCG are putting this application in for two practices in NHS Lincolnshire CCG which are Portland Medical Practice and Brant Road & Springcliffe Surgery. The practices are within the LCCG South Lincoln PCN (Primary Care Network) and Marina PCN Network where the housing is being developed. There is a huge variation in the type, age and suitability of current premises within the PCN Networks.</p> <p>The Portland Medical Practice is within the LCCG Marina Primary Care Network where the housing is being developed; there is a huge variation in the type; age and suitability of premises within the PCN of the planned development. The Portland Medical Practice currently has 11 clinical which has 90% utilisation rate depending on the day of the week. The practice is providing primary care to a patient list size of 11,605 (list size as on 1st Jan 2021).</p>

<p>Fairly and reasonably related in scale and kind to the development.</p>	<p>Portland Medical Practice is having significant challenges managing room capacity; their existing clinical space does not provide sufficient capacity to manage the projected patient increase.</p> <p>The existing building at Portland Medical Practice will no longer have the clinical space to provide sufficient capacity to manage the projected patient increase from planning and current housing developments therefore will no longer be fit for purpose to meet the demand from new housing developments. The funding would contribute to the reconfiguration of existing space within the practice creating an additional 2 consultation rooms, enabling the practice to provide additional clinical space for staff and services to meet the patient needs.</p> <p>Brant Road and Springcliffe Surgery is within the LCCG South Lincoln Primary Care Network where the housing is being developed; there is a huge variation in the type; age and suitability of premises within the PCN of the planned development. The practice currently has 10 clinical rooms within in the surgery with 90% utilisation providing primary care to a patient list size of 9223 (Jan 2021).</p> <p>The existing buildings for Brant Road and Springcliffe Surgery will need additionally clinical space to provide sufficient capacity to manage the patients increase from planning and current housing developments therefore will no longer be fit for purpose to meet the demand from new housing developments. The funding would contribute to alterations within the practice to create additional clinical space, enabling the practice to provide additional clinical staff and services to meet the patient needs.</p> <p>The PCN is working to employ additional staff to increase capacity within primary care and as more care is moved to the community from secondary care closer to individuals home. In addition to this Portland is a member of Marina PCN, using the Additional Roles Reimbursement Service (ARRS) the PCN have already recruited a number of roles including first contact practitioners, clinical pharmacists and a mental health practitioner and plan to recruit more roles all of which need clinical space to see patients, increasing capacity within primary care.</p> <p>The additional clinical rooms will also facilitate both collaboration and integrated working of health and wellbeing services, to meet the projected increase in the patient population. Whilst supporting the sustainability of key services in the community enabling an equitable health care provision across the patient population</p>					
		Average list size per GP	Required m2	£ per m2	Total cost	£per person
	GP team	1,800	170	2,300	£391,000	217
	GP furnishings	1,800			£20,000	12
						229
	Contingency requirements @ 20%					46
	Total per resident					275
	Total per dwelling (resident x 1.43) for the single occupancy apartment					393.25
	Total per dwelling (resident x 2.86) for the double occupancy apartment					786.50

	The table above shows the contribution formula which is based on the needs of a Primary Care Health Team and associated administration support. This figure is multiplied by 1.43 for the single occupancy apartment and 2.86 for the double occupancy apartment (the average number of persons per dwelling for City of Lincoln Council) to provide a funding per dwelling of £786.50 for the double occupancy apartment and £393.25 for the single occupancy apartment.
Financial Contribution requested	<p>The contribution requested for the development of £12,136.75 (£7,471.75.00 for 19 x single occupancy apartments and £4,719.00 for 6 x double occupancy apartments).</p> <p>Please note that the expectation is that the appropriate indexation rate and any late payment penalties would also be paid on top of the value specified above.</p>
Trigger point	<p>After reviewing the practice response regarding their capacity to accommodate the increase in patient numbers arising from this development, it's requested that the trigger point for the release for funds for health care be set at payment of all monies upon completion of 50 percent of the dwellings for each phase of the development. This will ensure the practices are not placed under undue pressure.</p> <p>To ensure that there is sufficient time carry out the works and allow the s106 funds to be spent in the most appropriate way, a repayment period of 10 years from receipt of the final payment transfer (for the entire development) to the relevant NHS body will be required.</p>

Kate Robinson
Locality Improvement and Delivery Manager
18th August 2021

Kate Robinson
Locality Improvement and Delivery Manager
14th March 2022



Historic England

Ms Julie Mason
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
LN1 1DF

Direct Dial: 0121 625 6870

Our ref: **W:** P01438038

16 September 2021

Dear Ms Mason,

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

**471 - 480 HIGH STREET, LINCOLN, LINCOLNSHIRE, LN5 8JG
Application No. 2021/0598/FUL**

Thank you for your letter of 27 August 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

David Walsh

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



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

Our ref: AN/2021/132121/01-L01
Your ref: 2021/0598/FUL
Date: 10 August 2021

Dear Sir/Madam

**Erection of elderly residential living apartment building comprising of 32 residential apartments and conversion of existing former United Reform Church to form additional 5 residential apartments. To include access from Cross Spencer Street, car park, landscaping, attenuation pond, refuse and cycle storage. To include demolition of former abacus motor group showroom and ancillary motor repair buildings
471 - 480 High Street, Lincoln**

Thank you for consulting us on the above application, on 28 July 2021.

Environment Agency position

We have no objection subject to the imposition of planning conditions as set out below on any permission granted.

Protection of the water environment

We have reviewed the following reports with regard to the risk posed to controlled waters:

- Phase 1: Desk Top Study Report (ref: 21-432) by Arc Environmental, dated 1 July 2021; and
- Preliminary Data Summary Sheet (ref: 21-432) by Arc Environmental

The previous uses of the proposed development site, including as a garage and vehicle repair workshop, present a potential risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a Secondary A aquifer. The Sincil Dike is also located adjacent to the south of the site and any shallow groundwater in the River Terrace deposits below the site may be in hydraulic connectivity with the surface watercourse.

The application's Phase 1 Desk Study demonstrates that it will be possible to manage the risks posed to controlled waters by this development. Further detailed information will however be required before built development is undertaken. We believe that it would place an unreasonable burden on the developer to ask for more

Ceres House, Searby Road, Lincoln, LN2 4DW
Customer services line: 03708 506 506
Email: LNplanning@environment-agency.gov.uk
www.gov.uk/environment-agency
Cont/d..

Calls to 03 numbers cost no more than national rate calls to 01 or 02 numbers and count towards any inclusive minutes in the same way. This applies to calls from any type of line including mobile.

detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority.

In light of the above, the proposed development will be acceptable if planning conditions are included requiring the submission and implementation of a remediation strategy. This should be carried out by a competent person in line with paragraph 183 of the National Planning Policy Framework (NPPF).

Without the following conditions we would object to the proposal in line with paragraph 174 of the NPPF because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of pollution.

Condition 1

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy shall include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the NPPF.

Informative advice

In so far as it relates to the risk posed to controlled waters, we consider that the Phase 1 Desk Study is sufficient to satisfy Part 1 of this condition. It is understood from the Preliminary Data Summary Sheet that an intrusive site investigation has been undertaken involving the drilling of 9 no. boreholes and the excavation of 9 no.

Cont/d..

2

trial pits, with a final interpretative report to follow. It is noted that both the Desk Study report and intrusive investigation incorporate both the subject site and the associated proposed development site immediately adjacent to the east (under a separate planning application).

We consider that an interpretative site investigation report specific to the subject site of this application will need to be submitted to satisfy Part 2 of this condition. It is noted from the Preliminary Data Summary Sheet and exploratory hole location plan that only one borehole (BH03) has been installed as a groundwater monitoring well within the boundary of this proposed development. This will provide only limited coverage of groundwater quality below the site. Based on the findings of the initial phase of intrusive investigation, further work (including additional monitoring wells) may be required to fully assess the potential risks to controlled waters. We consider that all controlled waters risk assessments should be supported by a minimum of two rounds of groundwater monitoring, with all samples tested for all potential contaminants of concern (with hydrocarbon analysis speciated - TPH CWG). Given the proximity of the Sincil Dike, which is a sensitive receptor, consideration should also be given to the collection of upstream and downstream surface water samples to provide further confidence in the controlled waters risk assessment.

We recommend that developers should:

- Follow the risk management framework provided in 'Land contamination: risk management' when dealing with land affected by contamination
- Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site – the local authority can advise on risk to other receptors, such as human health
- Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the contaminated land pages on gov.uk for more information

Condition 2

Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reasons

To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.

Condition 3

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Cont/d..

3

Reasons

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 174 of the National Planning Policy Framework.

Flood risk

The development lies within Flood Zone 1 of our Flood Map for Planning so we have no comments on the layout or finished floor levels proposed.

The surface water drainage strategy should be assessed by the lead local flood authority to ensure it is appropriate to the size and nature of the development.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> and contact our local Partnership and Strategic Overview team at PSOLINCS@environment-agency.gov.uk with regard to any aspect falling within this distance. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours faithfully

Nicola Farr
Sustainable Places - Planning Specialist

Direct dial 02030 255023

Direct e-mail nicola.farr@environment-agency.gov.uk



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 178064/1/0129119

Reference:

Local Planning Authority: Lincoln District (B)

Site: 471 - 480 High Street Lincoln Lincolnshire
LN5 8JG

Proposal: Erection of elderly residential living apartment building comprising of 32 residential apartments and conversion of existing former United Reform Church to form additional 5 residential apartments. To include access from Cross Spencer Street, car par

Planning application: 2021/0598/FUL

Prepared by: Pre-Development Team

Date: 13 August 2021

ASSETS

Section 1 - Assets Affected

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

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

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

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

Section 3 - Used Water Network

This response has been based on the following submitted documents: Flood Risk Assessment and Drainage Strategy dated July 2021 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 Design and Construction Guidance for foul and surface water sewers offered for adoption under the Code for adoption agreements for water and sewerage companies operating wholly or mainly in England ("the Code"), as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

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

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

Consultee Comments for Planning Application 2021/0598/FUL

Application Summary

Application Number: 2021/0598/FUL

Address: 471 - 480 High Street Lincoln Lincolnshire LN5 8JG

Proposal: Erection of elderly residential living apartment building comprising of 32 residential apartments and conversion of existing former United Reform Church to form additional 5 residential apartments. To include access from Cross Spencer Street, car park, landscaping, attenuation pond, refuse and cycle storage. To include demolition of former Abacus Motor Group showroom and ancillary motor repair buildings.

Case Officer: Julie Mason

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 PART

Comment. It is good to see this site being considered for this type of development and have no objection to the overall proposal. The design of the buildings is to be commended and it seems to be a very sensible use of an ex-commercial site and with good landscaping could be a great asset.

However, there are two items of concern. Firstly, the access to the site from Spencer and Cross Spencer Street is not appropriate. The access to the site has always been directly from High Street and this would seem far more accessible than adding additional traffic to small residential streets. The volume of vehicle movements will be substantial with deliveries, visiting medical staff and relations all having to enter the site via the residential street with on street parking. Secondly, the number of parking spaces is wholly inadequate for the number of proposed residents. There are no public car parks in the area and this would lead to many vehicles being parked in the small streets in the surrounding area. We see no reason why some of the ground floor of the buildings could not be used for undercroft parking and hence alleviate the problem.



Directorate of Communities & Environment

Simon Walters MBA, ACG, MCM
City Hall, Beaumont Fee
Lincoln, LN1 1DF

1st March 2022

Your Ref: 2021/0598/FUL

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

471 - 480 High Street, Lincoln, Lincolnshire, LN5 8JG

Erection of elderly residential living apartment building comprising of 20 residential apartments and conversion of existing former United Reform Church to form additional 5 residential apartments. To include access from Cross Spencer Street, car park, landscaping, attenuation pond, refuse and cycle storage. To include demolition of former Abacus Motor Group showroom and ancillary motor repair buildings (Revised Plans).

Lincolnshire Police do not have any objections to this revised application

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

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

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

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGDPR Dip Bus.

Force Designing Out Crime Officer (DOCO)

From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Sent: 01 March 2022 10:27
To: Technical Team (City of Lincoln Council)
Subject: RE: Reconsultation on Planning Application

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

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

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

Mobile: 07920143702
Email: sam.barlow@lincolnshire.gov.uk
Chat with me on Teams!
Website: www.lincolnshire.gov.uk

Tony Edens Ltd (Objects)

Comment submitted date: Mon 07 Mar 2022

Dear Ms Mason,

We have looked at the revised plans, and they still don't address any of our concerns and therefore please submit all our previous comments in relation to this resubmission.

Many thanks

Best wishes

Vicki

Comment submitted date: Mon 10 Jan 2022

Dear Ms Mason,

Please be advised that we would echo all Ms Nissler's concerns and would wish those to be recorded in our objections.

In addition, none of the proposed alterations to the plans address the concerns we raised in our initial objection, especially those of traffic, parking and amenity, including local resources, and our position remains unchanged.

Our other concern is that, should this development prove too large to function well as a home for elderly residents, given that the average size for similar homes is 42 beds and this proposal is almost double that size, what repurposing of the building might take place, and what would be the impact of a change of use to, for example, a hotel or student residence? This may have been a consideration already, as students are mentioned already within the proposal.

We look forward to your response and are happy to meet with the council or planning department to discuss the issues on site.

Best wishes

Vicki

13 South Park Lincoln Lincolnshire LN5 8EN (Neutral)

Comment submitted date: Mon 10 Jan 2022

Good morning Julie.

Below I've detailed further comments about the proposed new build on the old Peugeot site. As you know I've had previous problems with submission due to the 'time out' facility on the website so would be grateful if you would copy and paste the following onto the site so that it is visible to all.

I have carefully reviewed the revised plans and say that they have not addressed the original objections I and others have made regarding size, light pollution and privacy for the residents of South Park and Spencer Street or obvious problems that are associated with traffic. The following comments are in addition to my preceding criticisms. Again I would state that we are aware the site should be developed and we have no objection to the erection of a residential home facility providing it is designed to fit in with the residential nature of the surrounding streets and not dwarfing existing houses.

1. It appears that the residents bedrooms have been moved to the opposite sides of the corridor and administrative offices now face onto the back gardens of South Park residents. This does not alleviate our privacy concerns as the windows still afford direct views into our bedroom, bathrooms and gardens 24 hours a day.

2. The illustrations of trees has been removed from the drawings. I assume the Environment Agency have informed the architects that trees can not be planted within 8 metres of the watercourse which in effect states that a privacy barrier of fast growing trees cannot be used.

A fence high enough to screen our houses from a 3+ storey build is not possible. The obvious solution is either to reduce the height of the building to 2 storeys and to move the boundary of the development inward by 8 metres therefore allowing scope for tree planting or fencing.

3. Light pollution. This will be a 24 hour facility. Both indoor lighting and outdoor illumination will evidently be used. The Neighbourhood and Environment Act 2005 states that any new development should reflect the agent of change principle regarding an urban setting, taking into account residents concerns regarding location and nuisance - "addressing an adverse state of affairs that interferes with an individual's use and enjoyment of his or her property".

I cannot see how a 3+ storey building will sit within this legislative definition. It would be possible with a 2 storey build.

We are looking to engage a expert specialist advice on this issue.

3. Additional traffic engendered will substantially compromise parking and access for existing residents. This has been explored in previous threads. Thought must be given to main access from the High Street which would engender specific problems.

4. Taking into account all of the above this will have a hugely detrimental effect on the mental health of current residents.

5. Much weight has been given to the appearance of the plan from a High Street and St.Katherine's perspective. This has no bearing on our side of High Street and I am at a loss as to why the developers website give no consideration to the residents living spaces on South Park and Spencer Street

In conclusion - the reallocation of administrative and residents rooms is like shifting deck chairs on the Titanic. For this development to be welcomed into our community the size of the build should be drastically reduced in size and scope and residents very valid concerns regarding privacy taken into account and actioned.

Janet Nissler

Comment submitted date: Tue 17 Aug 2021

I am a retired nurse previously specialising in discharge of elderly and infirm patients from hospital to safe environments. I worked closely with a multidisciplinary team involving hospital and community staff, Adult social Services and government housing departments and I am aware of the increasing need of safe housing for the elderly, supplied in supportive environments that address their activities of daily living.

I am very concerned about the proposed siting of a large care facility and specific to this letter erection of elderly residential living apartments in a 4 storey block on a dense site behind 471 - 480 High Street Lincoln. The developers are a large company specialising in locating land that is commercially viable and consequent acquisition of planning permission; see website [TORSION CARE.CO.UK](http://TORSION.CARE.CO.UK)

There is no mention in the extensive planning documents of who will administer the home /apartments and what the licence will be for.

The proposed site is in a the conservation area of St.Catherines (section 4 subsection 3 / 4) and as such development is subject to stricter regulation to give broader protection to both the appearance of the area and the existing residents. Development should recognise these sensitivities. The design and access heritage statement plan addresses views of the proposal from the High Street and St.Catherines are but not South Park or the back streets where there is low cost high density housing with many elderly residents, young families with children and small local businesses.

Local residents have not been consulted about the size or scale of the proposal which appears to maximise the largest possible occupancy onto the site. Average UK size for residential homes is approximately 50 beds; in total the site will potentially house 113 residents, the size of a hotel. The residential apartment block plan details

a 4 storey building which is far higher than surrounding dwellings.

South Park houses Nos.1-15 date in build from the Victorian area up to the present day and back onto Sincil Dyke, in use as a water course for centuries. The enclosed back gardens enjoyed historical privacy, the Dyke borders been sheltered by mature trees and vegetation, a haven for birds and wildlife. The Environment Agency contracted Bentley Environmental to improve the walls of the Dyke. After protests from residents this work was halted until the end of the bird nesting season as it was being illegally carried out. Within the past few weeks every tree and bush has been destroyed, leaving the back gardens and houses of South Park Nos. 1-15 totally open to view and not enhancing the area at all. The agency will be replanting trees, not at South Park but at the Heritage aviation centre some miles away, with no benefit to the residents of South Park

Consequently all historical privacy has been withdrawn with no restitution offered in the way of screening.

The erection of the 4 storey block will mean the care home residents will have unlimited visual access to our back gardens and into our homes.

24 hour access to the apartment block will mean constant traffic and noise, must be readdressed.

24 hour security lighting will cause immense artificial light pollution for South Park houses 1-15.

Parking is already at saturation point around South Park and Spencer Street.

Deliveries to and from the small businesses will be badly compromised, local residents already having parking problems due to the rise in multi occupancy housing.

Local GP surgeries are at full capacity. What measures are in place to cope with 100+ extra elderly clients with multiple pathologies?

A 2 storey apartment block would be acceptable if the development company, after consultation with local residents, provided full screening along Sincil Dyke for the residents of South Park Nos.1-15 in the form of fast growing hedging, high fencing or wall construction. This to be fully funded by the builders and could be on the construction site side of the dyke or on the perimeter of the back gardens.

Full screening would not work if the build is 4 storeys high.

I hope these comments are not seen as negative but suggestions of problem resolution.

Janet Nissler

Woodbine Cottage, No. 5 South Park Lincoln LN58EN (Objects)

Comment submitted date: Mon 13 Dec 2021

Formal Objection to Planning Application 2021/0597/FUL

Mr. C Bonnett
Woodbine Cottage,
No.5 South Park,
Lincoln.
LN5 8EN

10th December 2021.

Dear Planning Department,

Firstly, could I thank you for alerting me to the fact that the Developers for this proposal have resubmitted plans for the 73 bed Nursing Home which will potentially be built at the back of my home on South Park, Lincoln and on the redundant site at the top of the High St which was formally a car show room.

I have written previously to you with a list of my concerns about the proposal which has been indexed to the Planning Application under the "Comments" section.

I was pleased to hear the revised plans had been submitted and had hoped that the Developers had listened to the concerns of residents both on South Park and the adjoining streets. However, on viewing the plans for the first time I could see very little change to the proposed height and elevation of the building which runs along the length of the Sincil Bank Dyke and looks directly into my property both in terms of my private garden and the windows of my home both upper and ground floors. The only difference I could see on the external visual image of the Sincil Bank side of the development was that the mature trees on the original drawing have now been removed which opens the views up from my home and into the new building and of course vice-verse. This significantly compromises my privacy despite me having a six -foot woven fence forming a boundary to my property at the back of my home.

On further observation I do note that the bedrooms to the second floor of the Nursing Home have been changed into service rooms for the building including a Guest Lounge, Linen Store, Training Room, Laundry and Manager's Office.

Whilst I assume that this is to address the concerns that I and other residents had about our privacy at home being compromised, I am concerned the use of the rooms on the second floor will revert to bedrooms in response to demand for beds once the Nursing Home is up and running.

Could I ask whether the use to the 2nd floor rooms on the Sincil Bank side of this intrusive building would be subject to change of use and therefore must be agreed through planning consent?

People accessing the service areas on the 2nd floor of the new building will have an excellent view into my bedroom, bathroom and kitchen of my home. Surely these can't be right?

As these rooms are now no longer to be used as bedrooms on the 2nd floor and are now service rooms for the building could I enquire whether the windows going to be fitted with obscure glass to protect the neighbour's privacy for those houses which the new building directly affects?

I am disappointed to see that the building remains too large and too high for the plot, and I remain concerned how this building will affect me, my wellbeing and the value and salability of my home in the future.

I have not up to this point formally objected to the development and building of the Nursing Home at the back of my home but as the building remains at a three level (ground floor and two further floors) I now have no other options but to formally

place an objection to the proposed plans.

Objection to the Planning of the Proposed Nursing Home for the following reason

1) The building is three levels high and poses a significant intrusion to my privacy both from the 1st and 2nd levels. Residents on the 1st and 2nd floors of the Nursing Home will be able to see directly into my bedroom, bathroom, kitchen and small conservatory. Accessing my current "private" garden would also be at risk. I feel that having a new building on three levels is over development and perhaps the building would be best moved back some considerable distance from the Sincil Bank dyke which I some way my protect resident's privacy.

2) The 2ND floor of the amended plans denotes that there is a change of use from bedrooms to meeting room, guest lounge, team room and manager's office. I suspect this will encourage increased people to access the second floor and therefore this will increase to my privacy at home being compromised. Frosted glazing to the Sincil Bank side of the development would go some way in reducing this intrusion. Has this been considered I wonder?

3) Would the changes to the upper 2nd floor level be subject to planning consent if the owners of the Nursing Home decide to convert the service rooms back into resident bedrooms as I can see these rooms being converted back into bedrooms due to demand for beds.

4) Increase light pollution during the night- time/ darkness hours... There would be a considerable amount of light generated by residents accessing their bedrooms, and the communal areas of the building. This would impact upon my sleeping and back rooms of my property.

5) I am also concerned that there would be street lighting for the area on the Sincil Bank side of the development which would impact upon my home and perhaps affect my sleep due to the level of light pollution this would create.

6) I am concerned that there are gates which open onto the High Street on the Sincil Bank side of the development. Are vehicles going to be accessing the site from these gates and how often will there be vehicles going up and down at the back of the development? We already have substantial traffic noise pollution from South Park at the front of our properties and having increased traffic at the back of our home would be unacceptable.

7) Noise from the Nursing Home due to vehicles accessing, visitors calling, ambulances, people walking along to site to the gardens at the far end of the development would again cause intrusion and again impact upon my wellbeing...

8) Phase one of this build appears to be the construction of the Nursing Home and further development of the four-floor block of elderly flats further along the Sincil Bank Drain would I assume then commence. Whilst this is not part of the planning application for the Nursing Home, it is part of the long- term plan for this small pocket of redundant, urban land. I again feel this would be an over development of this site, severely impact on the local community and be extremely intrusive to current resident's lives. I urge the planning department to seriously consider the needs of the residents and ask the Developers for reasonable adjustments to be made to the Nursing Home plans... with a maximum height of the building at the back of the elevation to the High Street build being just two floors.

Thank you once again for giving me the opportunity to comment and formally object to the Nursing Home Plans.

I have no objections for this redundant site at the top of the High Street being

developed and brough back into use but feel that more consideration needs to be given by the Developers of how this can be best achieved and with the least impact upon the residents of the area.

Your sincerely

Mr. Christopher Bonnett

Resident of South Park, Lincoln.

Mr C Bonnett.

No. 5 Woodbine Cottage,

South Park,

Lincoln.

LN5 8EN

Dear Sir /Madam

**Concerns over the Planning Application for the site 417-480 High Street,
Lincoln, Lincolnshire, LN5 8JG.**

I am writing to raise my concerns over the planning application for the development of the redundant site which lies at the back of my property on South Park, Lincoln and across from the Sincil dyke. I have lived in my current home for the past five years and have raised concerns recently over the removal of the mature trees at the back of my property by the environment agency which I have been told was due to the upgrade of the flood defences in the area.

The removal of the trees has caused some distress for me as it has created a lack of privacy at the back of my property, a huge increase in noise pollution from the high street and it has had a huge effect on the amount of wildlife in the area with the reduction on bird species which were present in the garden and along the riverbank. I have not seen the regular kingfishers feeding from the river for a number of weeks nor many of the other bird visitors to the garden.

The removal of the trees has created a lot of noise pollution in the garden from vehicles and people on the high street and it is far to say that I feel my property is now exposed to residents living in the second floor flats above the shops on the high street.

Not objecting to the development of the land

Can I be clear that state that I am not objecting to the development of this site for an elderly person's residential home and older person's flats as I feel this is a really useful and much needed service provision for Lincoln.

I work in social care myself and understand from my colleagues working for the Adult Frailty Service that they struggle to find beds for Lincoln people when there is a need for them to have 27/4 care.

The High Street profile of how the development will look after building work is completed looks really good and improves the aesthetic of the top of the high street greatly and this is currently run down and looking rather shabby after the car show room closed about three years ago.

I would prefer a development for older people rather than social housing due to the problems these developments often bring to the community.

I also think it's a really good use of the lovely old chapel which is currently redundant and will help preserve this important architectural building for this area which reflects the social history of Lincoln.

My Concerns about the Proposed Development.

- *Referencing the Sincil Dyke plans and impression on how this will look at building- I feel that the buildings are too high for this site and it's over development. Both buildings, the Nursing Home and the Residential Units would have an impact upon my home and personal wellbeing for the following reasons.*
- *Lack of privacy- My home is parallel with the Nursing Home site. The proposal is a tall, a 73 bed building on three floor and this would overlook my garden and back of the property. Residents would be able to look into my small conservatory, kitchen, bedroom and bathroom causing a lack of privacy. Residents on the 1st and 2nd floors would be able to see over my six foot fence and into my garden which I am not happy about. Surely this would be an invasion of my privacy?*
- *Invasion of Light from the Nursing Home during the evening and night-time- The Proposal isn't too far back from the Dyke and is very tall. I can*

see there being a lot of light pollution from this building which potentially could affect my sleep and again my privacy at the back of my property.

- *Noise- I am not concerned about the amount of noise from the Nursing Home or Residential Residents -I am concerned about that substantial noise from South Park not being able to dissipate at the back of my property as the Nursing Home will create a barrier and the noise will return to the back of my house, therefore there will be increased noise in the garden and along the Dyke. This would be reduced if the Nursing Home and the proposed flats were not such a high profile (height wise).*
- *Lack of sunlight in the afternoons- The Nursing Home proposal would affect the amount of sunlight/sunshine I would receive back the back of the property in the afternoons as the height of the new build would block out the sun in after 3 pm.*
- *Over development of the site.. I feel the business who submitted the proposal for consideration is attempting to over- develop this site. There are references for less flats (16 I think) and more individual units which would look more aesthetically pleasing rather than a thirty six block of flats for elderly residents. Could this perhaps be looked at again? I think I read this in the "Preliminary ecological proposal" paperwork of the application.*

Questions about the development.

Having looked at the proposed plans in some detail and have the following questions about the landscaping of this site which may address some of my concerns.

- 1) *On the artists impressions and proposed plans there appear to be trees planted along the side of Sincil Dyke every few meters. Can I ask whether these reference the trees which have now been removed by the environment agency so they are able to complete their work on the site*

or are they newly planted trees as these would form some screening to my property and therefore create the privacy I would be lacking otherwise?

- 2) Is the patio area on the Residential Flats site a café area please as this would encourage people to be at the back of my property and possibly create some privacy issues for me?*
- 3) Is there a walk -way from the High St along the side of the water to the pond at the far end of the site?*
- 4) Will there be street lighting on site which will create further light pollution at the back of my property?*
- 5) The impact of the removal of the mature trees on the Drain has been substantial for the wildlife in the area including the bat population and their feeding grounds. Apart from the development of the pond at the end of the site has any further thoughts been given to the wildlife and creating habitats on this development for them?*
- 6) Has the Residential Development got lifts? As this limits access and the type of residents who may want to rent/purchase these properties in the future.?*

Once again could I take this opportunity to state that I am not opposed to the development of the site or the planning application for a Nursing Home and older person's residential units which are very much needed in the area. I am opposed however to the development on both sites being three storey, my lack of privacy, light pollution and noise escape for the very busy South Park Rd at the front of my property.

Thank you for your consideration of this matter and reading my concerns over the planning application..

I look forward to hearing from you..

Yours sincerely,

Mr Christopher Bonnett

South Park Resident.

31 Spencer Street Lincoln Lincolnshire LN5 8JH (Neutral)

Comment submitted date: Fri 20 Aug 2021

In response to the planning application for an Elderly Residential Building comprising of 32 residential apartments and the former united Reform Church developments.

We have no objection to the erection of the Elderly residential apartments laid down in the application but we would like to object to a few of items.

The 32 apartment block on the plans seem to end at the bottom right hand end of our garden as we look towards Sincil Dyke. This build on the plans look like they have a ground floor then a 1st, 2nd and 3rd floor estimating as it doesn't have height details that I can see each floor plus floor thicknesses and roof height I estimate the the building will stand 13.7 metres to 15.2 metres which is far too high and will take a lot of our light and the higher level windows of the rear building will overlook our garden which at present is quite private and enclosed. These objections will also effect numbers 32 and 34 Spencer Street Lincoln.

If the plans are accepted could I suggest that the planning department organise and grant permission that all works vehicle which aren't continually in use be allowed to park on the Lincoln fairground Common on South Park Lincoln. The large number of vehicles which will be used to transport the workforce to the site plus the onsite vehicles will have a large impact on parking on Bargate, Tealby Street, Henley Street, Spencer Street, Little Bargate Street, Gibbeson Street and Shakespeare Street because at present parking in day can be a nightmare.

Yours Sincerely Mr & Mrs Paul Pyrah

466 High Street Lincoln Lincolnshire LN5 8JB (Objects)

Comment submitted date: Thu 19 Aug 2021

Whilst I am sympathetic to the need for residential care, this proposal is on the scale of a hospice or large hotel, and will change the local population balance significantly. This may be good for the profits of the developers, but it is not good for the local area or the profitability of local businesses. None of the 100+ proposed residents will be customers of local businesses such as the ones run by my employees and tenants.

As the owner of a local long-established business and the properties on the corner of

Spencer Street I object to the size and scope of this proposal and 2021/0597/FUL, along with the proposed access from Spencer Street, for all the local and environmental reasons stated in objections already submitted by local residents.

A development of this size will have a significant and detrimental impact on the properties I own and the proposal offers nothing to improve the local area.

6 Spencer Street Lincoln Lincolnshire LN5 8JH (Neutral)

Comment submitted date: Wed 18 Aug 2021

Could I add the attached photo in support of my letter of concern regarding

2021/0597/FUL and 2021/0598/FUL please.

It is a letter from the environment agency regarding the flood defences which I believe demonstrates a government agency's understanding of the need to have more than access points to this site, specifically to have access from the High Street for heavy vehicles.

Kind regards
Lauren White

Lauren White
UKCP registered
Individual and Group Psychotherapy
6 Spencer Street, LN5 8JH
01522538715/07913746337
www.laurenwhitetherapy.co.uk

Date: 09.08.21

Attn: Development Team, Planning applications,
Directorate of Communities and Environment,
City Hall, Lincoln.

**Re: Planning applications 2021/0597/FUL and 2021/0598/FUL , from Torsion Care, for
471-480 High Street LN5 8JG**

I have some concerns about the two planning applications above. Whilst I feel that in general either of these developments would enhance the area, I believe the proposed access to them needs to be modified. According to the current site plans, the only road access appears to be through Cross Spencer Street. I live in Spencer Street, between the High Street and Cross Spencer Street. This is a narrow road with a sharpe turning into Cross Spencer Street, and I cannot see how this could sustain the coming and going of works vehicles, during the build, without negatively impacting - through noise, dirt, as well as potential structural damage caused by vibration, - the nearby houses (and cars at the turning point of the road). I work at home and this could also put my livelihood at risk.

There are sizeable car parks planned, accordingly to the site maps, so the problem would persist after completion, with presumably delivery lorries, refuse trucks, as well as cars trying to access the site. At the moment there are double yellow lines on one side of this part of Spencer Street, which means I can park outside my house. I am worried that in order to cope with the increased traffic flow the council may decide to put double yellow lines on both sides of the road. I feel this would devalue my property. In the light of all of the above, if these planning applications were approved I would have to consider selling up and moving elsewhere.

I am not against the site being accessed from Cross Spencer Street but I feel this should not be the only access. At the moment the plot is accessed from the High Street which I feel would more easily sustain the entry and exit of large vehicles, and some cars, without damaging the environment.

I would like to discuss this further with the planning department please.

I would be grateful if you can confirm receipt of this letter please.

Yours faithfully

Lauren White.

Ceres House
Searby Road
Lincoln
LN2 4DW

Our Ref: Lincoln/FB/01
Date: 18 August 2021

To the Occupier,

Lincoln Flood Defence Scheme

Works to Sincil Dike, Lincoln

Further to my previous letters regarding channel surveys and vegetation clearance, I am now writing to set out our flood defence improvement plans for the Dike between the High Street and Spencer Street Footbridge.

During times of prolonged heavy rainfall, the river channels in Lincoln run at full capacity to enable the upstream water to get through the city. Sincil Dike carries 50% of that flow, and therefore, it needs to be maintained such that this is not compromised.

Works are currently progressing well with the vegetation clearance. In the next couple of weeks, we are due to enter the in-channel phase of the works. This will involve installing steel sheet piles along both sides of the channel starting at Spencer Street footbridge and working towards the High Street. After lengthy assessment, it has been concluded that steel piles are the only practical solution for this particular length as they will provide long term strength and stability to the channel and minimise future erosion of the banks.

Our contractors, JBA Bentleys, will be working Monday to Friday between 8am and 6pm. This is when the heavier machinery will be working. However, we will be accessing the site outside these hours with light vehicles and pedestrians. Occasionally, we may have to work on Saturday mornings and the hours will be between 8am and 1pm. We do not propose to work on Sundays or Bank Holidays except in an emergency.

We intend to access the works area from within the redundant Peugeot garage, with light vehicles from Spencer Street and HGV's via the High Street entrance.

The first thing that we have to construct is a platform in the channel so that we can start the piling works. This will be a temporary structure and has been designed such that the flow in the channel will not be impeded. In developing the scheme, we have utilised a team of ecologists so that the channel biodiversity is not compromised. We will be working on both sides simultaneously and the piles will be installed using a silent/vibration piling method in order to minimise disruption and inconvenience. Once the piles have been installed, a sloping rock revetment will be placed above them to minimise any future erosion.

Please find enclosed a map of where the works are taking place.

customer service line
03708 506 506

incident hotline
0800 80 70 60

floodline
03459 88 11 88

www.gov.uk/environment-agency

12 South Park Lincoln Lincolnshire LN5 8EN (Objects)

Comment submitted date: Mon 16 Aug 2021

As a resident of South Park for 7 years I am objecting the proposal named above for a few reasons.

1. Due to the recent essential works carried out by the environment agency, the back of my property is now completely open. The development of a 4 storey building on that area land will alleviate any privacy to not only my back garden but the rooms at the rear of my property including two children's rooms.

2. Not only will I lose all privacy to the rear of my property. I will also lose a lot of natural light from the mid afternoon through to the evening. This will have a significant impact on the mental health and wellbeing of myself and my young family.

3. I am very concerned about the increased amount of traffic and vehicles wanting to park in the area. The footbridge leading from South Park to Spencer Street will be a convenient access path to the new development and is likely to be heavily used. The car park is often at capacity with a number of residents relying on the spaces there due to not having a driveway. Has any consideration been made to protect parking spaces for local resident through a residents pass scheme or similar?

4. I am also concerned about the potential increase in traffic because of the amount of children and young families in the area. Any increase in traffic puts additional risk to the young people in the area who are quite often seen playing in the streets, commuting to local schools and accessing the park on South Park.

5. The increase in refuse and refuse disposal is also a concern. We naturally have a lot of rodents in the area already due to the water. How often will refuse be collected for such a huge number of dwellings and what measures have been discussed to keep any rodent infestations at bay?

6. Noise pollution is also a concern. This is both during development and afterwards. How long will the development take? What measures are in place to ensure there is no negative impact to the lifestyle and wellbeing of the residents during this time? Once the development is complete, the constant turnover of staff and deliveries, refuse collection etc will have a significant impact on the wellbeing of residents trying to relax in their garden.

7. We have already seen a huge impact to the local wildlife in the area. We no longer see the range of birds, fish and reptiles along the banking due to the works carried out by the environment agency. With further developments and loss of natural land, what is being done to encourage the wildlife to return. It states there will be landscaping, what landscaping and will this be targeted to the local wildlife?

8. Air pollution and renewable energy does not seem to have had any consideration in the proposals. Other new developments around the city have taken greater considerations - the new medial school for example, is carbon neutral. The building consists of renewable energy sources, natural lighting and ventilation. Given that this development is in a conservation area has any consideration been done in relation to the impact on the environment?

Whilst I do not disagree that the area needs more post retirement residential

options, I feel that full consideration has not been given to local residents and the new residents of this development. What privacy are they guaranteed against the residents in the area? More needs to be done to protect everyone and to ensure the lifestyle and wellbeing is not impacted. A maximum of 2 storeys plus substantial hedging, walls or fencing around the perimeter of either the development land or the affected private dwellings must be considered. Parking and traffic management must have a thorough discussion before any final decision is made. The proposed access point/parking does not seem sufficient. Any reduction to house valuations should be adequately compensated for as a result of the development.

Not Available (Neutral)

Comment submitted date: Fri 13 Aug 2021

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

It is noted the proposed surface water disposal from the development will be at 51l/s to EA Main River Sincil Dyke. It is noted the invert level of the discharge is 4.30m ODN, approximately 1m above the highest recorded levels for the watercourse. However, consideration must be given to the potential effect the proposed method of discharge may have on the receiving watercourse and its embankments at this location.

As the applicant is aware, discharge to EA Main River will require an Environmental Permit from the Environment Agency.

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

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

Drainage routes shall include all methods by which water may be transferred through the Site and shall include such systems as "ridge and furrow" and "overland flows".

The effect of raising site levels on adjacent property must be carefully considered and measures taken to negate influences must be approved by the Local Planning Authority.

**Tony Edens Ltd 466 - 468 High Street Lincoln
Lincolnshire LN5 8JB (Objects)**

Comment submitted date: Mon 09 Aug 2021
Planning submission 2021/05987/FUL and 2021/0598/FUL
09/08/2021
Response from
Tony Edens Ltd
466-468 High Street
Lincoln

As the owner of a local business I am registering my objections to the proposed development of the former Abacus Motor Group site.

We do not object to the erection of care home or accommodation for elderly residents.

Our objection is to:

1. The proposal to use Spencer Street and Cross Spencer Street to access the site.
2. The inadequacy of proposed parking allocation and the inevitable impact on local residents and businesses of the compound effects of increased domestic traffic, increased delivery and emergency vehicle traffic, overspill parking and the loss of restriction-free parking for local residents and businesses.
3. The figures used to justify the application are drawn from projections, extrapolations and comparisons with larger cities with very different local infrastructures.

It is not reflective of the lived experience of local residents and businesses, many of whom would be keen to see the old garage forecourt used, but who will be understandably concerned by a proposal to decrease their established amenities.

The current plan is likely to have significant impact on the day-to-day running of our business as well as others locally.

Our reasons are:

1. Despite the proposal's assurances that there is no significant increase in danger, we would ask the council to note that:
 - i. The High Street is not a safe road for cycling as stated in the proposal. Cyclists already regularly use the footpath on both sides of the High Street, but particularly the one passing our shop front and the proposed development, as there is no safe cycleway. The safety of cyclists on the road is significantly compromised by the frequency of bus pull-ins, traffic pulling in and out of the short-term parking spaces lining the road on both sides and to allow rapid passage for police and ambulance traffic accessing the High Street and Tritton Road (via Dixon Street) from the new combined HQ on South Park, so they use the pavement. One of our employees was taken to A&E following an accident where a cyclist using the pavement collided with him as he left the front door of the shop.
Local cycle paths are unlit and away from public areas, and therefore are no more safe than the road at night or during the winter, as well as not affording access to shops and other local amenities.
 - ii. The proposal cites only 3 minor accidents in the past 5 years. This is potentially vastly inaccurate, as there have been three incidents directly involving my business in that time. One of those accidents is listed above, the second was an insurance claim in January 2018 for damage to our shop frontage and involved a delivery

vehicle crossing both carriageways and the pavement prior to collision with our shop front. Fortunately nobody was injured. The third was an incident involving a car travelling too fast down Spencer Street from the High Street and colliding with our delivery van. The frequent bumps and near misses round the Spencer Street / Henley Street / High Street area are not cited in the report.

iii. Paragraph 3.3.8 of the proposal's transport assessment is irrelevant justification for this application, as this is not a proposed student development, it is not likely to be staffed primarily by students and is not in an area of high levels of student housing. This development is for elderly residents, who, if not car users themselves, are likely to have carers, personal and professional visitors, mobility accessible taxis, all of whom will be more likely to drive to the proposed development from other less well-served parts of rural Lincolnshire than to catch local public transport or cycle.

2. When it is realised that traffic, particularly delivery and maintenance traffic and emergency vehicles, require more space than the street allows when cars are parked, the double-yellow lines will be reinstated past the Cross Spencer Street junction.

This will result in:

- i. The loss of 15 parking spaces currently available to residents and local employees:
 - a. 3 car spaces between 1 Spencer Street and the rear entrance to our shop and delivery yard.
 - b. 8 car spaces between our rear entrance and Cross Spencer Street junction.
 - c. 4 car spaces on Cross Spencer Street itself, currently used during the day, and especially during school collection times and when there is a loss of parking in other areas due to matches and other functions at Lincoln City Football Sincil Bank Stadium.
- ii. A drop in trade when customer parking becomes a challenge.
- iii. An increase in difficulty running a sustainable business when employee parking and delivery vehicle access becomes even more challenging.
- iii. Parking at our rear entrance will become prohibited, creating issues with safely and legally loading and unloading vehicles.
- iv. Frustrated car users parking on double yellow lines due to a serious lack of residential and amenity parking. This is already a problem in this area, as anyone who visits out of hours will have noticed.

3. Access is already difficult for our rear entrance, especially for any vehicle larger than our delivery van. Larger delivery and collection vehicles, including refuse collection, frequently block the road, creating access difficulties and often requiring vehicles to mount and block the pavement. A proposal to use this street for a large development site will cause disruption for local small businesses or disruption to care home traffic, neither of which is going to improve the local area, and is contrary to paragraph 110 of NPPF 2018. This presents an increase in street clutter and a conflict with pedestrians and residential users.

A large care home will require efficient delivery of goods and services, it is also significantly more likely than average to require swift and trouble-free access for disability adapted and emergency vehicles. This could be problematic in an already

congested area of the city. Alternative access via Shakespeare Street is frequently compromised by the requirements of a furniture store and long-established car dealer and garage, which diverts traffic down Spencer Street more often than it is able to accommodate additional traffic.

4. This is an area of low-cost housing, and is heavily occupied by young families. Pedestrian safety is a concern, as is the safety of children (walking and cycling) push-chair users in an already congested area with no alternative parking available.

5. Development and maintenance traffic will cause substantial disruption to access, parking and local business, which would all be avoided if the existing entrance on the High Street were used and the development was for fewer residents with a more future-proof parking plan and consideration of the rural nature of the rest of the county which will influence those servicing and visiting residents of the care home as well as the potential for residents to require travel to other less accessible places.

6. The use of the existing High Street entrance, especially with a 'Left Turn Only' exit, is likely to be safer and will certainly have less impact on the local amenity than using Spencer Street.

7. The provision of more than the bare minimum of car parking in the proposal would ensure that the local streets are not used for over-spill parking. Courtesy parking for other local area users will help reduce conflicting interests and provide mutual benefit and community integration for residents. The current proposal for car parking does not appear to account for additional support services, additional medical carers or the doubling of staff vehicles at handover times.

Over-optimistic projections of vehicle use, parking and access requirements to maximise resident numbers and therefore profit would have a significant detrimental impact not only on local residents and businesses, but also on the residents and staff of the care home with no obviously available, sustainable or long-term solution.

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Application Number:	2021/0584/FUL
Site Address:	Lincolnshire Sports Partnership, Tanners Lane, Lincoln
Target Date:	9th September 2022
Agent Name:	Wilson Architects Ltd
Applicant Name:	Mr Harry Conti
Proposal:	Erection of single storey extension to roof of existing warehouse and four storey extension to east elevation to facilitate conversion to provide 21no. student cluster flats (80 beds). (REVISED PLANS AND DESCRIPTION).

Background - Site Location and Description

The application site is located at the bottom of Tanners Lane and currently accommodates a two storey warehouse along the west boundary with a hardstanding and number of adjoined portacabins to the east. The site is currently used by Lincoln Co-operative Society for storage and is accessed to the east from the High Street, via the single width Tanners Lane.

To the north of the site is a small car park and beyond which is The Coach House and Firth Court, both of which are occupied as offices. To the north east is the Ritz (Weatherspoons). To the east is a service yard/car park which sits to the rear of 137-140 and 141 High Street. This shares the access with the site from Tanners Lane. To the south east of the service yard is 134 High Street, a former chapel that abuts Tanners Lane and is now occupied by Flames of Lincoln. To the south of the site is Tanners Court, a three and four storey residential development. To the west is the Royal Mail Sorting Office.

The site is not located within a conservation area although is abutted to the north by the West Parade and Brayford Conservation Area, which also incorporates properties on the High Street to the east. While The Ritz, The Coach House and 134 High Street are of significance, these are not listed and there are no other listed buildings in the vicinity.

The application is for the erection of a single storey extension to the roof of the existing two storey warehouse and a four storey extension to east elevation to facilitate the conversion to 21 student cluster flats. In total the development would accommodate 80 en-suite bed spaces along with shared communal areas. The extensions would be modern additions, which are intended to reflect and enhance the industrial character of the existing warehouse. There would be no on-site parking although cycle parking would be available within the landscaped forecourt. An enclosed bin store would also be accommodated here.

Prior to the submission of the application the site was subject to extensive pre-application discussions with the architect, applicant team, Planning Officers and the Principal Conservation Officer. The application originally proposed a part three/part four storey extension to the roof of the warehouse, creating a five/six storey building, a five storey extension to the east and an additional five storey extension to the south. This would have created 36 clusters, accommodating a total of 127 bed spaces.

Officers raised a number of concerns regarding the initial proposal. It was considered that the scale and mass of the extensions compromised the existing warehouse, which would also be out of context and harmful to the existing built development. There has been further discussions and negotiations, and a number of alternative schemes have been considered prior to the formal submission of the current proposals.

All neighbours and statutory consultees have been re-consulted on the revised proposals.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 13th September 2021.

Policies Referred to

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP2 The Spatial Strategy and Settlement Hierarchy
- Policy LP9 Health and Wellbeing
- Policy LP12 Infrastructure to Support Growth
- Policy LP13 Accessibility and Transport
- Policy LP14 Managing Water Resources and Flood Risk
- Policy LP16 Development on Land affected by Contamination
- Policy LP18 Climate Change and Low Carbon living
- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- Policy LP33 Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area
- Policy LP37 Sub-division and multi-occupation of dwellings within Lincoln 86
- National Planning Policy Framework
- Central Lincolnshire Developer Contributions Supplementary Planning Document

Issues

- Principle of Use
- Developer Contributions
- Visual Amenity
- Impact on Residential Amenity and Neighbouring Uses
- Noise
- Access and Highways
- Climate Change and Low Carbon Living
- Flood Risk and Surface Water Drainage
- Contaminated Land
- Archaeology

Consultations

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

Statutory Consultation Responses

Consultee	Comment
NHS England	Comments Received
Lincolnshire Police	Comments Received
Lincoln Civic Trust	Comments Received
Highways & Planning, Lincolnshire County Council	Comments Received
Education Planning Manager, Lincolnshire County Council	Comments Received
Anglian Water	Comments Received
Environment Agency	Comments Received
Historic England	Comments Received

Public Consultation Responses

Name	Address
Mr Mark Laws	134 High Street Lincoln LN5 7PJ
Royal Mail Group Limited (c/o Cushman & Wakefield)	Lincoln Delivery Office Firth Road Lincoln Lincolnshire LN5 7NU
Mr Stuart Allcock	Speedframe / Bluestone Art 139 - 140 High Street Lincoln Lincolnshire LN5 7PJ

Consideration

Principle of Use

Central Lincolnshire Local Plan (CLLP) Policy LP2 advises that the Lincoln Urban Area will

be the principal focus for development in Central Lincolnshire, including housing. Policy LP1 and the National Planning Policy Framework (NPPF) also advise that housing applications should be considered in the context of the presumption in favour of sustainable development.

Policy LP37 relates to the conversion or change of use of existing dwellings and buildings in other uses to self-contained flats or shared accommodation. This advises that such proposals 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; and
- e. for student accommodation, university/college facilities are accessible by walking, cycling and public transport.

The policy states that purpose built shared accommodation (PBSA) will be granted within appropriate locations where the criteria set out in c to e above are satisfied.

It is considered by officers that this location is appropriate for the proposed PBSA. No on-site parking is provided although cycle parking is available and the site is within walking distance of local facilities, the University, city centre and public transport. The proposal would therefore satisfy the requirements of criteria d and e. The provision of external communal areas and bin storage/collection will be dealt with later in the report.

With regard to criteria c, the concentration of HMOs in the area exceeds the accepted 10% maximum within a defined 100 metre radius. The purpose of this requirement is to ensure that there is not a high concentration of HMOs, which can lead to an imbalance in residential communities. However, while the concentration figure is exceeded, and an application for the conversion of a terrace in the West End or High Street areas of the city would be likely to be refused on these grounds alone, officers consider that the nature of the proposal, the site's location and existing use are material to the consideration. The former warehouse building is located within the Central Mixed Use Area and there are a range of other commercial uses in the area. It is considered that these factors demonstrate that this is not the type of property or within the type of area that this policy is intending to manage and protect.

Accordingly, officers would turn to CLLP Policy LP33, which advises that residential uses will be supported within the Central Mixed Use Area subject to the development not resulting in the area in which it is located losing its mixed use character; causing harm to the local environment or neighbouring amenity; or impacting upon levels of traffic and on-street parking. Officers are satisfied that the proposed use would not harm the mixed use character; which is predominantly retail, with restaurants, pubs, and residential uses. Matters relating to amenity and highways will be considered later within the report.

On balance, officers are satisfied that the principle of the PBSA use in this location would not have an unduly harmful impact on the overall balance of the community or the mixed use character of the area, in accordance with the CLLP Policies LP33 and LP37.

Developer Contributions

Due to the nature of the proposed use as student accommodation the development is not Community Infrastructure Levy (CIL) liable nor is there a requirement for S106 contributions relating to education, playing fields or play space. The Lincolnshire County Council (LCC) has confirmed they have no comments in relation to education.

With regard to health, a response from NHS Lincolnshire has been received advising that the proposed development would put additional demands on the existing GP services for the area, and additional infrastructure would be required to meet the increased demands. A financial contribution of £22,000.00 has therefore been requested to contribute to the expansion in capacity, through remodelling/changes to layout or extension to existing facilities, within the Lincoln Health Partnership Primary Care Network PCN at the Heart of Lincoln Medical Group and the Brayford Medical Practice. It is advised that the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.

This request would be in accordance with CLLP Policies LP9 and LP12, as well as the Central Lincolnshire Developer Contributions Supplementary Planning Document. The applicant has no objection to meeting this contribution and officers would recommend, if Members are in support of the application, that this matter be delegated to the Planning Manager to negotiate and secure.

Visual Amenity

CLLP Policy LP26 advises that development should respect existing character and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing and form. Development should also reflect or improve on the original architectural style of the local surroundings. Paragraph 130 of the NPPF requires that development should function well and add to the overall quality of the area.

The site forms an 'L' shape with the rear elevation of the existing warehouse defining almost the full extent of the west boundary. The warehouse is two storey although has a taller floor to ceiling height than other, more typical buildings in the vicinity, so has a strong presence on the site. The extension and portacabins to the east will be removed to accommodate the proposed extension, which would extend along the north boundary and up to the east boundary.

The Design and Access (D&A) Statement advises that the site is currently hidden along Tanners Lane; the narrow lane largely protects the site from view when looking from the High Street. The buildings along the High Street also limit the views from street level, there is little opportunity to stand back and look towards the site from a wider angle here. From Firth Road the rear and side gable of the warehouse are visible, adjacent to the Royal Mail Sorting Office. Additional views of the site are also available from Firth Road due to the adjacent open area of hardstanding and the lower mass of the buildings to the north.

The character of the surrounding area is varied. The modest 1 ½ storey, stone Coach House and two storey buff brick Firth Court sit to the north of the site. On the High Street the buildings are predominantly red brick and three storey with the Ritz sitting taller, on the corner with Firth Road. The Flames building, set back from the High Street, is single storey, with the two storey, former chapel to the rear. Tanners Court is a three and four storey development, constructed with red and buff brick. The Royal Mail building to the west is three storey with a flat roof, constructed with a combination of buff brick and white, horizontal concrete banding.

The D&A Statement advises that the warehouse, historically a tannery, is in a bad state of repair and there are a number of original features, such as the dentil coursing to the recessed brick panels, that have been lost. The application proposes an additional floor to the roof of the warehouse. A glazed link will connect the warehouse to a four storey extension. The top floor of the extension will be set back and the elevations are broken up by the use of different materials and window proportions, as well as a central metal mesh external stair, which is also a feature on the warehouse.

The Civic Trust consider that the proposals are overdevelopment of a restricted site, and that the size and mass is too great. While the development will extend across the majority of the site, officers are satisfied that it can be comfortably accommodated and is a good use of the land. The height, scale and mass of the original five and six storey proposal was wholly inappropriate, but it is considered that the reduced scale of this revised scheme is far more sympathetic, and would not overpower the existing warehouse. Open views towards the site are limited to Firth Road, although it is not considered that the addition of a floor to the roof or the four storey extension would appear unduly dominant and prominent within the existing varied context. Officers therefore consider that the proposal would relate well to the site and surroundings in relation to the height, scale and mass, in accordance with CLLP Policy LP26.

With regard to the proposed design, the alterations and extensions to the warehouse build on the history of the site, retaining the existing window openings or, where necessary, infilling some openings with panels to retain the opening itself and show the evolution of the building. The extensions will use industrial style materials. The roof extension will be constructed with zinc effect standing seam cladding. The extension to the east will be constructed with red brickwork, standing seam cladding, decorative perforated metal screens and a steel supporting exoskeleton. The linear grid rhythm of the windows on the warehouse is replicated on the new extension. The mesh metal external staircase on each of the buildings also adds to the coherence between the new and the old.

The retention and enhancement of the warehouse is welcomed by officers. The sympathetic alterations and the form and design of the extensions are considered to be appropriate, which would respect and enhance the existing building and also the character of the area. Officers consider this is a well-considered and quality development, although would suggest that samples of materials are required by condition to ensure this quality is carried through to the final product.

The boundaries mainly comprise brick walls, which are all to be retained. A new 1.8m high fence will be erected on the east boundary, adjacent to the side elevation of the extension, and a 1.8m high wall will erected on the other section of the east boundary, opposite the warehouse. There are no objections to these proposed boundary treatments.

A plan has been provided which indicates areas of hardsurfacing, comprising flagstone and block paving. The plan also includes details of the cycle stands, a two tier cycle store, seating and areas of soft landscaping. While the external space is limited officers consider this to be an efficient use of the space which will create a good quality environment. Details of the hard surfacing will be required by condition of any consent.

It is therefore considered that the proposals would improve the original architectural style of the surroundings and add to the overall quality of the area, as required by CLLP Policy LP26 and the NPPF. Officers are also satisfied that the development would preserve and enhance views into and out of the conservation area, as required by CLLP Policy LP25.

Impact on Residential Amenity and Neighbouring Uses

The existing warehouse, which would have a single storey extension to the roof, is located over 8m from the south boundary. The section of Tanners Court directly opposite would be over 25m away, with another closer section to the south east, the blank gable of which abutting the road. There would be no windows within the facing south elevation of the warehouse or roof extension. The proposed extension to the east of the warehouse would be located over 30m away, with the vast majority of the structure being obscured by 134 High Street. Given these relationships it is not considered that the proposals would either appear overbearing to the occupants of Tanners Court or result in an unacceptable degree of overlooking. There would be no issues of loss of light given the site's location to the north.

There is no record of residential development on the upper floors of the properties on the High Street, but in any case, officers are satisfied that the proposal would not have an undue impact. The blank facing elevation of the proposed extension would be located over 17m from the rear elevations. It is not considered that this would appear unduly overbearing and loss of light would be limited to late afternoon/evening only. The existing warehouse is over 45m away, and whilst there are windows facing towards the rear of the High Street properties, the separation distance is sufficient to ensure that there would be no issues of overlooking.

There are no other residential properties in the vicinity. While the proposal would have a relatively close relationship with adjacent Coach House, Firth Court and Royal Mail Sorting Office to the north and west, it is not considered that it would have an unduly harmful impact due to their commercial nature.

An objection has been received from the adjacent 134 High Street, with concerns regarding disruption and the potential physical impact on neighbouring buildings during construction works. Similar objections are raised by 139-140 High Street, along with concerns regarding the obstruction of the access for staff parking and deliveries and also the potential impact on business operations. While concerns relating to the construction phase are not a material planning consideration, the LCC has requested a condition for a Construction Management Plan. This would mitigate against adverse impacts on the highway during the construction stage, controlling aspects such as parking of construction vehicles and storage of plant and materials. The City Council's Pollution Control (PC) Officer has also requested a condition to restrict construction and delivery hours, to limit the impact on the amenities of these neighbouring occupants during this period. These conditions will be duly applied to any grant of planning permission and should go some way to allay the concerns of the neighbouring occupants.

The most significant consideration relating to the amenity for future occupants is the potential for noise from the adjacent Royal Mail site, which is considered below. However, officers are satisfied that the general level of amenity for occupants will be acceptable and there is access to a small, landscaped courtyard, which includes seating and cycle storage.

In accordance with CLLP Policy LP26, it is therefore considered that the amenities which neighbouring occupants and uses may reasonably expect to enjoy would not be unduly harmed by or as a result of the development.

Noise

The application is accompanied by an Environmental Noise Survey, Noise Break-In Assessment and Sound Insulation Scheme (Noise Assessment). This assesses the suitability of the site for residential development, taking account of external noise sources and the impact this may have on future occupants of the development. A sound insulation scheme is proposed, comprising specialised glazing and alternative ventilation. The report considers that these recommendations should be sufficient to achieve the internal and external noise levels for the proposed development in accordance with the relevant British Standard.

Policy LP26 requires that proposals for development adjacent to, or in the vicinity of, existing 'bad neighbour' uses will need to demonstrate that both the ongoing use of the neighbouring site is not compromised, and that the amenity of occupiers of the new development will be satisfactory with the ongoing normal use of the neighbouring site. An objection in this respect has been received on behalf of Royal Mail.

The objection identifies Royal Mail's concerns relating to the introduction of a noise sensitive use next to the Lincoln Delivery Office. It is considered that the significant noise generated by the Delivery Office will have a detrimental impact to future residents, despite the proposed mitigation measures. They do not consider that the noise results are representative, particularly as these were taken during the Covid-19 pandemic. They cite Policy LP26 and also paragraph 187 of the NPPF, which identifies that "existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established". They request that, should the council be minded to approve the application, additional details of the mitigation measures are provided and that noise surveys are undertaken once the development is constructed to ensure these are effective.

Officers have made the City Council's PC Officer aware of the Royal Mail objection. The PC Officer advises that he has previously visited the site and, having considered the Noise Assessment in conjunction with the comments from Royal Mail, he has some reservations regarding whether the true impact from the adjoining Royal Mail premises has been fully considered. He states that, whilst the report outlines some fairly robust mitigation measures, he believes there is some uncertainty about whether the estimated levels of noise are a true reflection of the normal acoustic environment, due to the location and timing of the monitoring. While there are some concerns, he does not, however, consider it necessary for this matter to be a pre-determination requirement as the monitoring was undertaken during the run up to Christmas, which will be the busiest time, and the location from where the noise data was taken was not a significant distance from the preferred position, so is unlikely to be vastly different.

He therefore recommends a condition requiring an additional noise assessment be submitted, providing further representative monitoring of the western façade, and that this then informs any necessary mitigation proposals for the development. In addition, a condition is requested which will require that, prior to the occupation of the development, an assessment of the effectiveness of the noise mitigation measures shall be undertaken. In the event that the assessment identifies that the mitigation scheme has failed to achieve the objectives, additional noise mitigation measures will be required.

The requested conditions will be duly applied to any grant of consent and therefore, in accordance with the PC Officer's advice, officers are satisfied that matters relating to noise have been appropriately considered and can be mitigated as necessary. The proposals would accordingly meet the requirements of Policy LP26 and paragraph 187 of the NPPF.

Access and Highways

The D&A statement submitted with the application advises that, due to the city centre location, the proposed development will have no off street vehicular parking provision, however, the layout does include cycle parking and an area for servicing, deliveries and refuse collection. It considers that the site is within a sustainable location along key pedestrian and cycle routes with easy access to the local amenities, the city centre, the university and public transport. Any drop-offs would be reliant upon on-street availability within the vicinity, or alternatively close by pay and display car parking, such as St Marks, is available. It is considered that, as the scheme is for Purpose Built Student Accommodation(PBSA), the traffic generation from the proposal would not be significant so as to have a detrimental impact on the highway network. The D&A Statement also notes that Tanners Lane provides the site's main vehicular, emergency and pedestrian access, and currently has very little traffic aside from accessing the Tanners Court flat development adjacent, and for maintenance/servicing vehicles to the adjacent buildings.

Concerns have been raised by 134 and 139-140 High Street in respect of the lack of parking, the width of the access for bins and emergency vehicles and also that there is insufficient space for deliveries and servicing. The Civic Trust also considers that the access is too restrictive.

In their capacity as Local Highway Authority, Lincolnshire County Council (LCC) has advised that the site is in a highly sustainable location within easy walking and cycling distance of all facilities and amenities. There are also good public transport links available in the form of local bus stops and proximity to the bus and railway stations. Accordingly, there are no car parking spaces provided for the development, which is supported by the LCC. The LCC note that refuse collection will be undertaken on the site frontage and cycle parking and a drop off/collection area is provided. No issues are raised with any of these proposals. Accordingly, the LCC has no objection to the application in terms of highway safety, and the aforementioned Construction Management Plan condition will ensure that there are no adverse impacts on the highway network or highway safety during the construction period.

On the basis of this professional advice officers are satisfied that there would be no undue impact on highway safety. It is also considered that the site is in a location where travel can be minimised and the use of sustainable transport modes maximised, in accordance with CLLP Policy LP13.

Climate Change and Low Carbon Living

CLLP Policy LP18 states that development proposals will be considered more favourably if the scheme would make a positive and significant contribution towards one or more of the following, which are listed in order of preference:

- Reducing demand
- Resource efficiency
- Energy production
- Carbon off-setting

This matter was queried during the application process by Cllr. Watt and in response the applicant has submitted a Sustainability Statement. This statement details measures in relation to fabric efficiency, energy efficiency and water conservation. It advises that a considered approach is being proposed, using a hierarchy of firstly minimising the energy requirements through good design principles and material sourcing, as well as providing efficient and controllable services. The insulation will exceed Building Regulations requirements and low energy lighting and ground source heat pumps will be used. Officers welcome these measures and are satisfied that they would meet the requirements of Policy LP18.

Flood Risk and Surface Water Drainage

In their capacity as Lead Local Flood Authority the LCC requested that the applicant submit a Drainage Strategy. A Flood Risk Assessment (FRA) and Drainage Strategy was accordingly submitted along with the revised proposals.

The LCC has considered the submitted information and has commented that the site drainage strategy has been designed for a 1:100-year event with 40% uplift for climate change allowance. Surface water will be captured by permeable paved areas, with attenuation by means of a cellular tank and a restricted discharge at 5l/s to the mains sewer. This represents a 94% betterment from the existing brownfield situation. Accordingly, they have no objection to the application on these grounds.

Anglian Water has also considered the submitted FRA. However, they do not find this, where it is relevant to Anglian Water, to be acceptable. They have therefore requested a condition to require a surface water management strategy. This will be attached to any grant of consent.

The Environment Agency (EA) has no objection to the application in this respect subject to a condition stating that there should be no drainage systems for the infiltration of surface water drainage without the prior consent of the local authority, to ensure the development does not contribute towards unacceptable levels of water pollution.

The application would therefore meet the requirements of CLLP Policy LP13.

Contaminated Land

CLLP Policy LP16 advises that development proposals must take into account the potential environmental impacts from any former use of the site. The application is accompanied by Preliminary Geo-Environmental Risk Assessment report. The City Council's Pollution Control (PC) Officer has noted this, which recommends further

investigation of the contaminated land risks should be undertaken. In order to ensure that the contaminated land impacts are fully assessed, he has recommended the imposition of the standard contaminated land conditions on any grant of permission. These will be duly applied.

The EA has advised in their response that they are satisfied the report demonstrates that it will be possible to manage the risks posed to controlled waters by this development, subject to conditions.

The EA's specific requirements, in relation to the potential contamination to controlled waters, will therefore be incorporated in the PC Officer's suggested conditions.

Archaeology

At the request of the City Council's City Archaeologist an Archaeological Heritage Assessment and foundation design has been submitted. At the time of writing the report these are still being considered by the City Archaeologist. Officers will update members at committee if there are any issues or requirements beyond the imposition of the standard archaeological conditions. Subject to there being no issues, the application would meet the requirements of CLLP Policy LP25 and section 16 of the NPPF.

Other Matters

Refuse Storage

A communal refuse storage area would be located adjacent to the entrance of the site, with a close boarded timber fence enclosure. A Waste Management Plan has been submitted, which provides details of type of bins provided and the collection arrangements. There is no objection to the proposed arrangements from officers or statutory consultees.

Deign and Crime

One of the grounds for objection from 134 High Street relates to anti-social behaviour, however, comments have been made by Lincolnshire Police, which raise no objections to the development. The Police made some recommendations in relation to safety and crime prevention, which have been forwarded to the agent for their information.

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

Yes, see 'Background'.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The principle of the use on the site, within the Central Mixed Use Area, is considered to be acceptable. The retention of and works to the existing warehouse are welcomed, which would enhance its historic character. The design and scale of the extensions are considered to be acceptable, complementing the original architectural style of the building and surroundings. The proposals would therefore also preserve and enhance the views into and out of the conservation area. Neither the use nor the external works would cause undue harm to the amenities of neighbouring properties or uses and, subject to appropriate noise mitigation measures, the development would provide an appropriate level of amenity for future occupants. The site is in an accessible location, also offering cycle parking.

A S106 agreement will secure a financial contribution towards local healthcare infrastructure. Matters relating to highways, climate change, flood risk, drainage, contamination and archaeology have been appropriately considered by officers and the relevant statutory consultees, and can be dealt with as required by condition. The proposals would therefore be in accordance with the requirements of CLLP Policies LP1, LP2, LP9, LP12, LP13, LP14, LP16, LP18, LP25, LP26, LP33 and LP37, as well as guidance within the NPPF.

Application Determined within Target Date

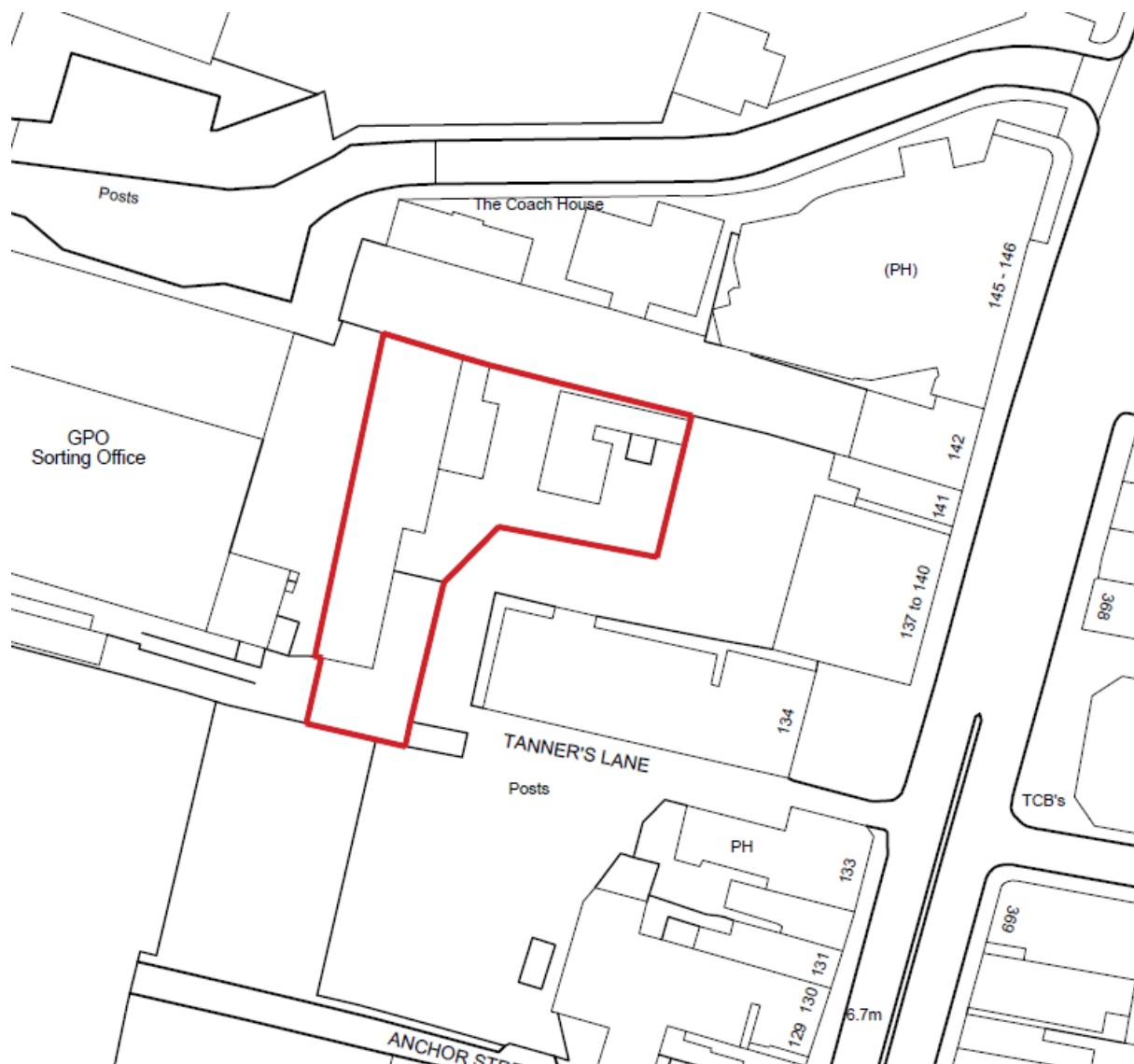
Yes.

Recommendation

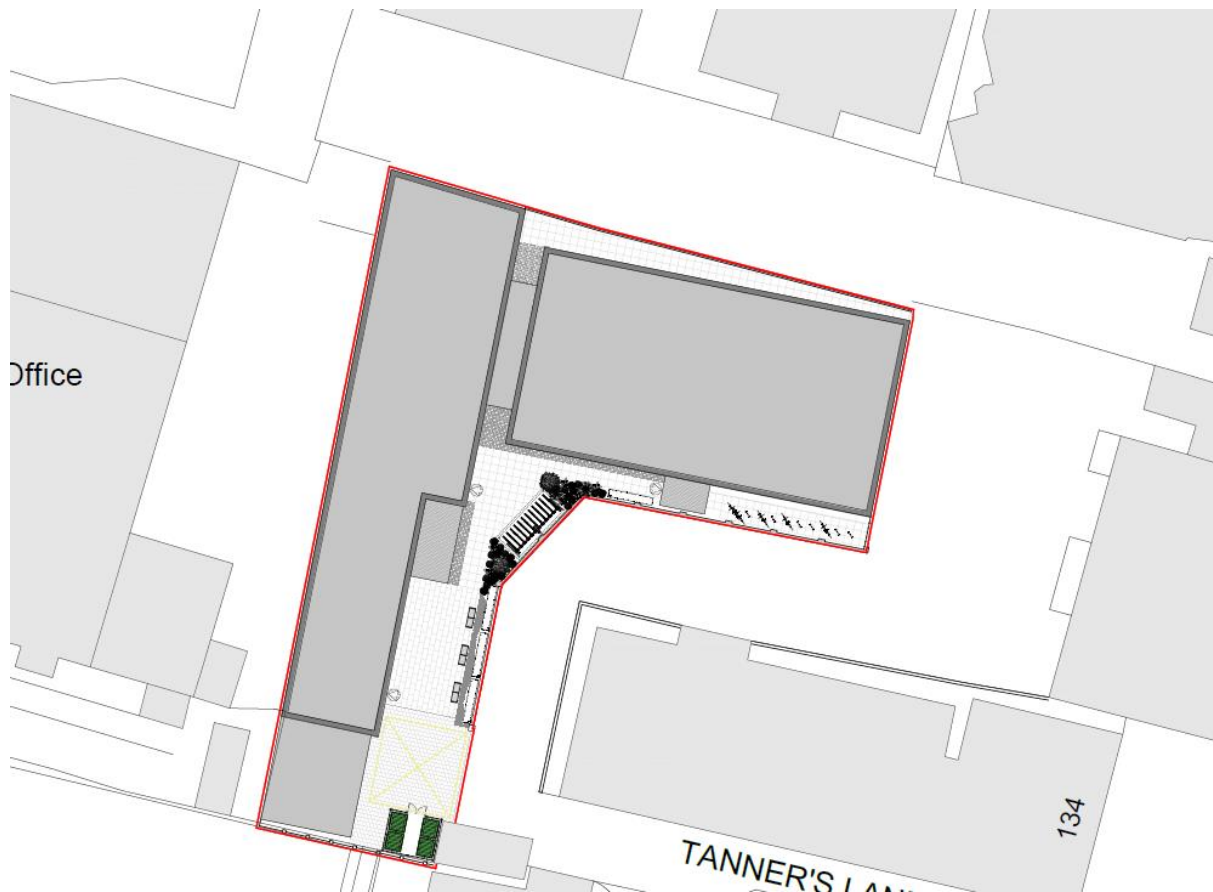
That the application is Granted Conditionally subject to the following conditions with delegated authority granted to the Planning Manger to secure the NHS financial contribution through a S106 agreement:

- Time limit of the permission
- Development in accordance with approved plans
- Samples of materials including hard surfacing
- Site levels and finished floor levels
- Noise assessment
- Assessment of noise mitigation measures prior to occupation
- Boundary treatments
- Contamination
- Surface water drainage management strategy
- No surface water ground infiltration without prior consent
- Archaeology
- Construction Management Plan
- Landscaping implementation
- Provision of cycle storage prior to occupation
- Hours of construction/delivery

Lincoln Sports Partnership plans



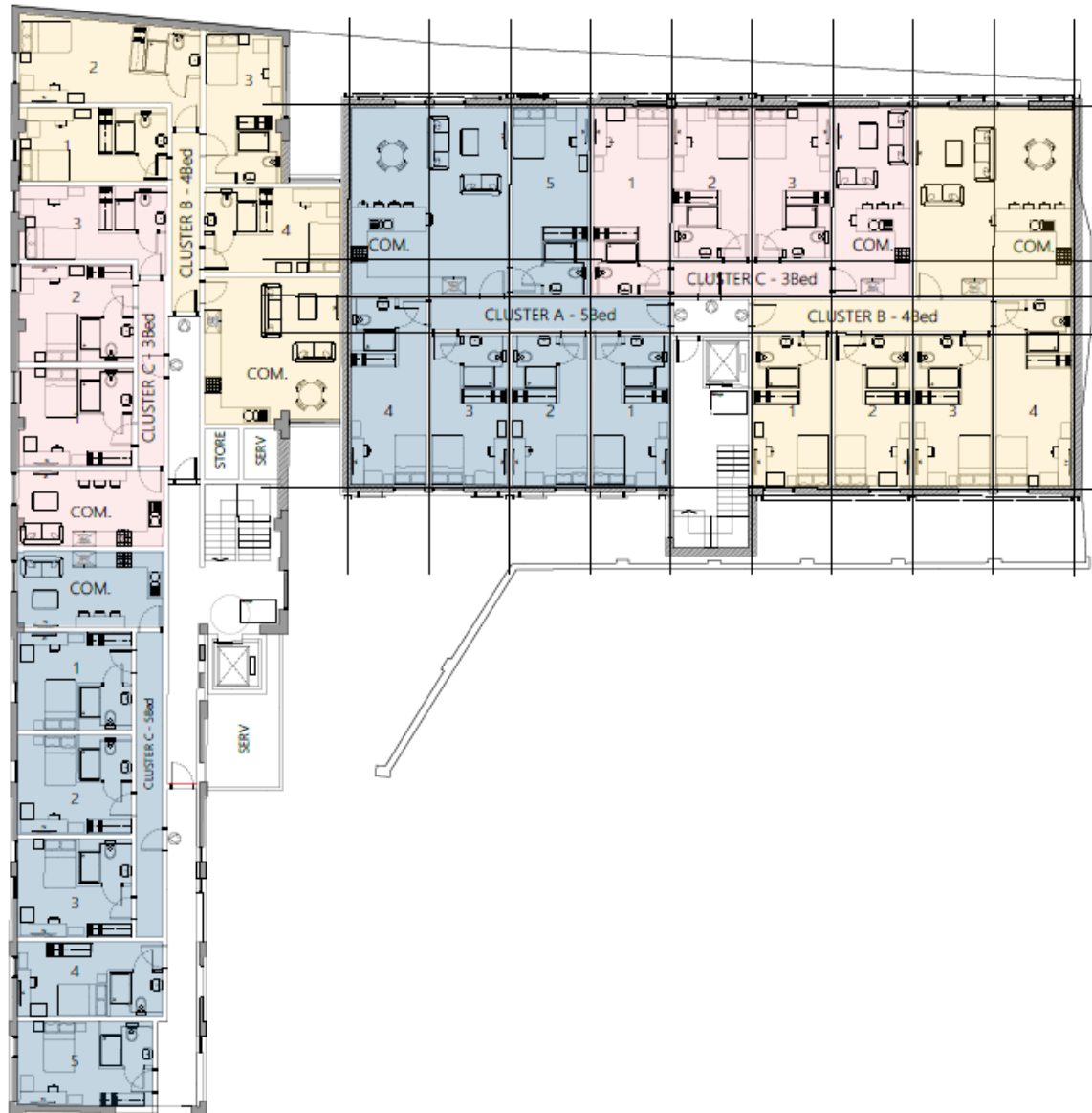
Site location plan



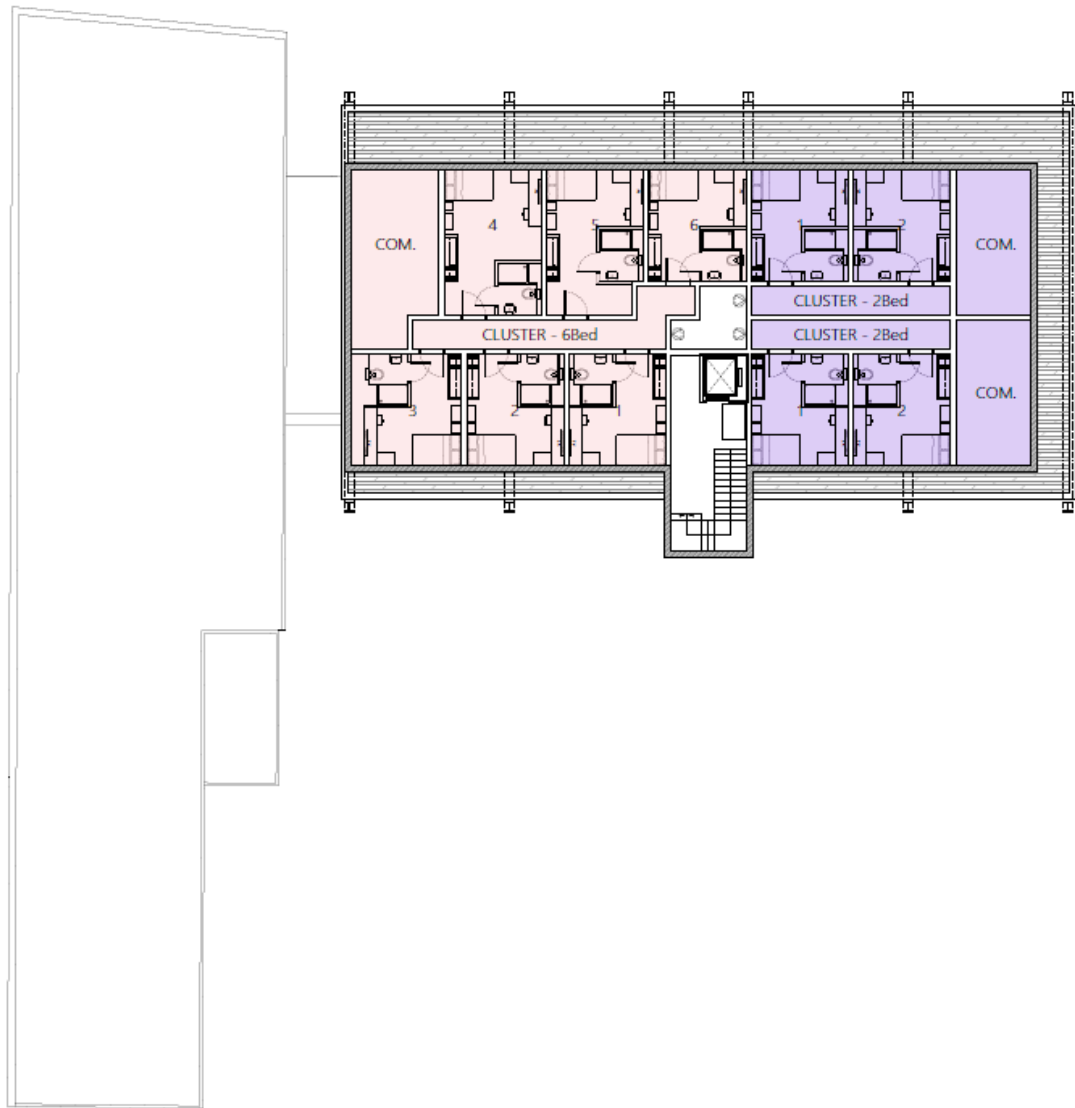
Proposed site layout



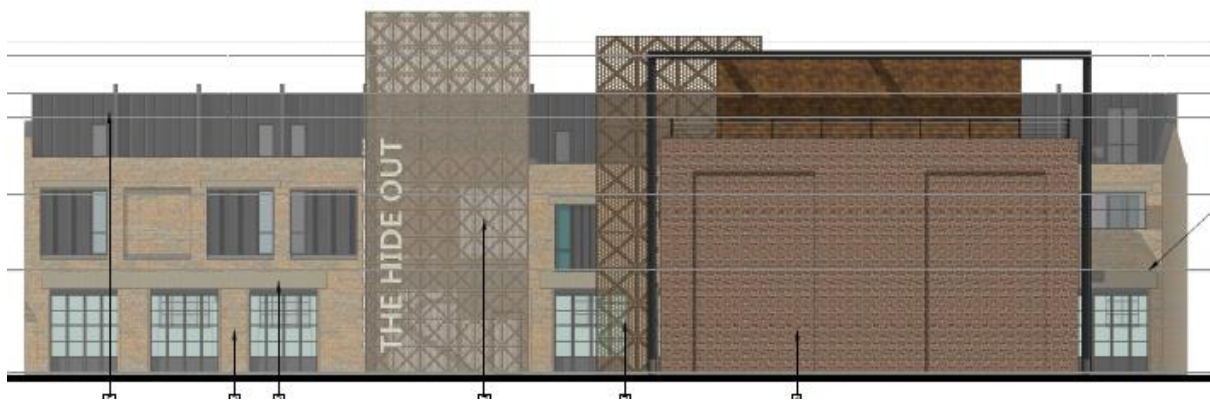
Proposed Ground Floor Plan



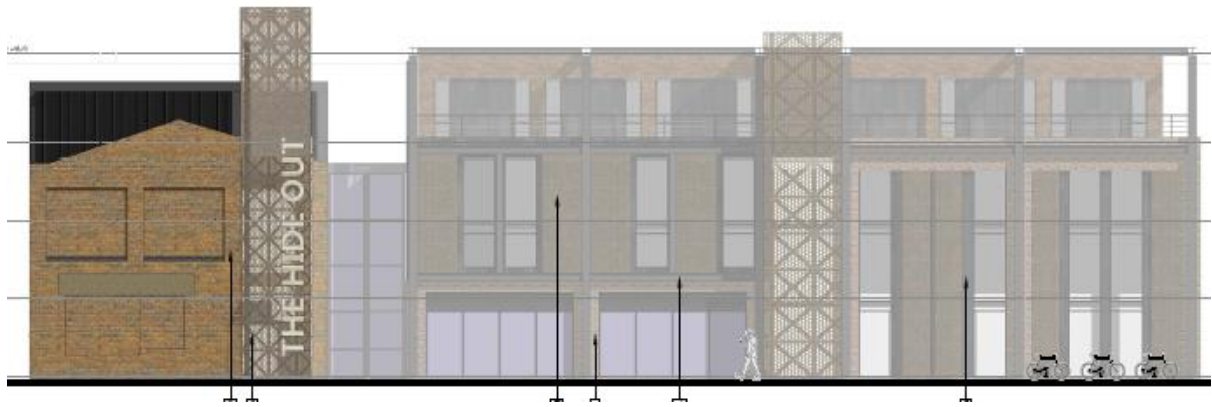
Proposed First & Second Floor Plan



Proposed Third Floor Plan



Proposed east elevation



Proposed south elevation



Proposed north elevation



Proposed west elevation



View along Tanners Lane from the High Street towards site



Entrance to the site



Existing warehouse with Royal Mail Sorting Office behind



View north across the site towards Firth Road



Rear of High Street properties and 134 High Street to right



Rear elevation of 134 High Street



Tanners Court



Additional view of Tanners Court



Rear of warehouse from Firth Road



Longer view towards site from Firth Road

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Customer Details

Name: Mr Mark Laws

Address: 134 High Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. The main reason for the objection is we would like reassurance on our building that with all the building work and heavy traffic up and down next to our building that any damage /breakages or dilapidation to our property would be put right at the time effort and cost of the builders this is a major concern as when a lorry or bus goes by on the high street the building shakes and rattles we feel that if this causes us problems we may have to close our business for a while with substantial loss to the company

2. As this is a road there must be enough access for larger vehicles to deliver collect our skip and other rubbish

3. We are also very concerned about anti-social behaviour as this is out of sight of the main road and also our bins and skips been used for item that do not belong in certain bins

Customer Details

Name: Mr Mark Laws

Address: 134 High Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:also forgot what about access for emergency vehicles as this will not allow access to turn and get access to the rear then there is a safety concern as there is a lot of drug use in that area away from the road

Customer Details

Name: Mr Mark Laws

Address: 134 High Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: this will have a significant impact on deliveries and Emergency vehicles as it will be impossible to get access also there is a lot of drug abuse behind 134 high street and I feel this will only get worse with anti-social behavior also the rubbish factor

Also, our building shakes when a heavy lorry goes down the high street and we would like reassurance that any problems that might occur will be put right by the builders

Customer Details

Name: Mr Stuart Allcock

Address: Speedframe / Bluestone Art 139-140 High Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly agree with the concerns set-out by Royal Mail i.e. due to noise etc. We are disappointed by the waste of public funds on this project, as we feel it will be objected. No one from the Lincolnshire Sports Partnership approached us, and other connected parties (so I'm told) before the application was made.

I don't think the logistics for this are practical. We have to push our bins to the end (entrance to the main road) of Tanners Lane every week, as any sizeable lorry cannot get access, due to the narrow nature of the lane. To complete a project of this nature, the amount of materials needed to be brought on-site will be huge and this is completely untenable!

I have noted the following comments within the application: -

Access

Tanners Lane provides the site's main vehicular, emergency and pedestrian access, and currently has very little traffic aside from accessing the Tanners Court flat development adjacent, and maintenance/servicing vehicles to the adjacent buildings. - This is completely inaccurate, as Tanners Lane also services those businesses in occupancy at 137-141 High Street namely, us, Red Rock Recruitment, McNeil and Co Solicitors, and Mr Chippy. The car park usually has 15 cars in it and people come and go, by car, all day every day.

Personally, I've been held up a number of times by major on-line supermarket delivery vans (dropping off at the one of the flats). There is insufficient space for them to do what they need, whilst allowing those who need to pass. Equally, due to the lack of space and parking, others have chosen to occupy the lane whilst dropping something off quickly.

In business time is money and we simply can't afford to be delayed any further by similar issues. We employ 9 members of staff and pay a hefty amount of tax every year!

There appears to be a complete disregard for the logistics of the massive multiplication skywards of the number of these vans using the lane by of those new residents also 'online food shopping' or other 'on-line shopping facilities. Again, untenable!

Many of our customers complain about the lack of local parking, thus we don't agree there are sufficient spaces locally. How is a student going to be able to afford such extra parking charges anyway?

On this basis, I wonder how easy it would be to discredit other elements of the claims made in this application. Just seems very misinformed to us.

I strongly believe any residential development, even for younger people needs parking for cars etc. The amount of cars coming up that lane and back when students all arrive and leave at the end of term is completely untenable. This situation is completely different to separate vehicular access I've experienced on many university campus developments. I'm struggling to see why this will be allowed to be so different??

My staff and I need to get to work and leave without obstruction and delay. We all park to the rear of 139-140 High Street, as do many of our customers. Also, we operate a frequent/popular delivery service and have grave concerns the impact of increased traffic will have on the business and it's customers. Equally, we have regular small van deliveries inwards.

We estimate a potential loss of our turnover, and/or extra costs of around £100,000 i.e. by large amounts of dissatisfied customers either being delayed by the access issues mentioned or receiving late deliveries from us. We would seek compensation to this end from the City Council and the Lincolnshire Sports Partnership should this application be approved and our losses our crystallised! Equally, I fear we might have to make redundancies, for which again, we'd seek compensation!

Hoping sense prevails!

Stuart Allcock
MD Speedframe (Lincoln) Ltd

Lincoln City Council
City Hall Beaumont Fee
Lincoln
LN1 1DD

Email katrina.crisp@cushwake.com
Direct +44 (0)113 233 7394
Mobile +44 (0)7796 311027

Your Ref 2021/0584/FUL
Our Ref

10 August 2021

Dear Sir/ Madam

Town and Country Planning Act 1990 (as amended)
LINCOLNSHIRE SPORTS PARTNERSHIP, TANNERS LANE, LINCOLN, LN5 7AS

Cushman & Wakefield on behalf of our client Royal Mail Group Limited ("Royal Mail") are instructed to object to the planning application reference 2021/0584/FUL for Erection of part three/ part four storey extension to roof of existing warehouse (five/six storeys in total) and erection of 2no. five storey extensions to east and south elevations to facilitate conversion to provide 36no. student cluster flats (127 beds).

Royal Mail's concern relates to the above planning application for the conversion to student accommodation with associated works.

Under Section 35 of the Postal Service Act 2011, Royal Mail is the UK's designated Universal Postal Service Provider, supporting customers, businesses and communities across the country. This means it is the only company to have a statutory duty to collect and deliver letters six days a week at an affordable and geographically uniform price to every address in the UK. Royal Mail's services are regulated by Ofcom.

The 2020 Covid-19 Pandemic and the associated behavioural and shopping changes from national lockdowns have significantly increased the demands on Royal Mail's services to deliver post and parcels nationally and on time. Furthermore, it does not appear to be decreasing with more people working from home and shopping online. Royal Mail must therefore do what they can to protect their existing assets from future development.

The proposed development will introduce residential development within close proximity of the existing Royal Mail Delivery Office. Royal Mail are significantly concerned over the introduction of noise sensitive uses in close proximity to their Delivery Office.

Royal Mail therefore wishes to submit representations to the current planning application to request that should the council be minded approving the application additional information in support of the application to demonstrate mitigation measures ensure an appropriate internal environment to future occupiers.

Background

The Lincoln Delivery Office is located to the south of Lincoln City Centre. The Delivery Office (DO) is an important asset for Royal Mail, providing for the collections, last mile sorting of post, distribution and delivery services.

Across its national estate, Royal Mail is concerned about the impact of development on its existing operations from adjacent sensitive users and inappropriate mitigation measures. The ability to operate to meet tight timescales and deadlines is critical to Royal Mail's business. It is therefore essential for Royal Mail to monitor and respond to any planning application that could detrimentally impact on the effective operation of any of their sites.

The protection of existing businesses from such impact is a factor that is clearly recognised as important by the government in the National Planning policy Framework at paragraph 187. This paragraph seeks to provide protection to existing businesses that are operating in locations before new forms of development are approved and implemented. It states that:

Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing businesses or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

In case law a planning inspector dismissed an appeal against refusal of planning permission for a residential development adjoining a theatre in Wallingford, Oxfordshire on the basis of the Framework's 'agent for change' principle. The reason for the dismissed appeal was that the inspector "was not persuaded that the technical details provided within the [applicant's noise] mitigation strategy, and as reflected in the plans, can realistically be achieved at the site."

The Lincoln Local Plan (2017)

The site lies within the Lincoln City Centre Primary Shopping Area and Central Mixed Use Area (Policy LP33). The site lies on the boundary of the Lincoln Conservation Area (Policy LP25) and Regeneration Opportunity Area (Policy LP35).

Policy LP5 of the Lincoln Local Plan (2017) states: *conversion and redevelopment of, or change of use from existing non-allocated employment sites and buildings to non-employment uses will be considered on their merits taking account of the following:*

Whether the loss of land or buildings would adversely affect the economic growth and employment opportunities in the area the site or building would likely serve;

Whether the continued use of the site or building for employment purposes would adversely affect the character or appearance of its surroundings, amenities of neighbouring land-uses or traffic conditions that would otherwise be significantly alleviated by the proposed new use. It should also be shown that any alternative employment use at the site would continue to generate similar issues; Whether it is demonstrated that the site is inappropriate or unviable for any employment use to continue and no longer capable of providing an acceptable location for employment purposes; and Whether the applicant has provided clear documentary evidence that the property has been appropriately, but proportionately, marketed without a successful conclusion for a period of not less than 6 months on terms that reflect the lawful use and condition of the premises. This evidence will be considered in the context of local market conditions and the state of the wider national economy.

Policy LP26 sets out the following amenity considerations for development:

The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. ...Similarly proposals for

development adjacent to, or in the vicinity of, existing 'bad neighbour' uses will need to demonstrate that both the ongoing use of the neighbouring site is not compromised, and that the amenity of occupiers of the new development will be satisfactory with the ongoing normal use of the neighbouring site, taking account of criteria m to u above.

Representations

The Lincoln Delivery Office is a well-established business and successfully operates from this location. The site is a strategically important asset for Royal Mail and provides a key service to the Lincoln catchment area. Due to the intensive nature of the use of the Delivery Office and the hours of operation, Royal Mail is concerned about the introduction of the proposed student accommodation to the east of the delivery office.

It is considered that the significant noise generated by the Delivery Office will have a detrimental impact to the future residents despite proposed mitigation measures. The delivery office generates noise throughout the day, including early in the morning when mail is delivered for sorting. Mail is delivered, metal cages are then unloaded, the mail is sorted into routes and loaded into each red van. The red vans then travel to and from the site throughout the day and night and create some minor vibrations from their movements.

We note from the proposed plans that bedrooms are to be located along the western elevation in closest proximity to the DO. The applicant's have submitted a Noise Report in support of the application. The noise report notes the following noise levels along the western façade of the building (that closest to the DO). Table taken from the Noise Report submitted by UK Building Compliance in support of the application.

Façade	Location	Time Period	Façade Noise Level	BS8233 Criteria	Min. SRI Required (dB)
Façade A (Red)	Bedroom / Living Room	Day time	69.0	35 dB $L_{Aeq,16hour}$	34.0 $R_w + C_{tr}$
	Bedroom	Night time	69.0	30 dB $L_{Aeq,8hour}$	39.0 $R_w + C_{tr}$
	Bedroom	Night time	75.0	45 dB $L_{Amax,1hour}$	30.0 R_w **
Façade B (Yellow)	Bedroom / Living Room	Day time	60.0	35 dB $L_{Aeq,16hour}$	25.0 $R_w + C_{tr}$
	Bedroom	Night time	56.0	30 dB $L_{Aeq,8hour}$	26.0 $R_w + C_{tr}$
	Bedroom	Night time	75.0	45 dB $L_{Amax,1hour}$	30.0 R_w **
Façade C (Green)	Bedroom / Living Room	Day time	56.0	35 dB $L_{Aeq,16hour}$	21.0 $R_w + C_{tr}$
	Bedroom	Night time	51.0	30 dB $L_{Aeq,8hour}$	21.0 $R_w + C_{tr}$
	Bedroom	Night time	75.0	45 dB $L_{Amax,1hour}$	30.0 R_w **

Table 7.0 – Break-In Assessment

The table demonstrates that the existing noise levels significantly exceed the BS8233 Criteria for appropriate internal noise levels for acceptable amenity. Further the noise report notes: *Due to the COVID-19 outbreak and public health emergency lockdown, further analysis of the measured noise data on-site is required to assess whether the measured noise levels are representative. This will allow a robust assessment of the noise levels incident on the façade of the development and will ensure that façade elements are robustly specified ensuring the internal noise criteria of BS8233:2014 can be achieved.*

The report also assumes the operational hours of the Delivery Office are 06:00am to 12:00pm, which is incorrect. The DO's main deliveries occur in the morning around 09:00 and collections occurring throughout the afternoon. With main staff working peaks around 06:30 for the early morning deliveries and leaving around 17.15. There is therefore, a chance that the noise report has not fully considered the impact of the Delivery Office on future occupancy.

The report goes on to conclude that glazing, ventilation and roof mitigation measures will be required to secure an appropriate sound insulation scheme. The development will therefore require windows remain closed and ventilation provided to fully protect the amenity of future residents. The report offers a number of choices for both ventilation and glazing. The application does not confirm the exact details for the ventilation or glazing as such **Royal Mail request conditions are attached requiring the proposed mitigation measures to be agreed prior to development.**

Royal Mail further request that prior to occupation additional noise reports are submitted for approval by the Council to demonstrate an appropriate internal noise environment has been achieved as a result of the mitigation agreed.

In considering Royal Mail's representations, we respectfully request that Lincoln City Council recognises the importance of Royal Mail when assessing the appropriate planning balance, particularly the significant contribution that Royal Mail makes to the local economy, its statutory duty to deliver mail and the importance of protecting existing businesses and operations from unreasonable restrictions as a result of development permitted after they were established. This approach is in accordance with the 'agent for change' principle enshrined within paragraph 187 of the Framework.

Conclusion

This letter identifies Royal Mail's concerns relating to the introduction of a noise sensitive use next to its operations at the Lincoln Delivery Office. As set out above **we respectfully request should the council be minded approving the application Royal Mail that additional details of the mitigation measures proposed are provided to be agreed with the Council. Further that prior to occupation additional noise reports are submitted for approval by the Council to demonstrate the mitigation has been successful at reducing the impact of any noise from Royal Mail's Delivery Office on future occupiers.**

We would ask that Royal Mail, via Cushman & Wakefield is made aware of any further information submitted by the application with adequate time provided for further review and comment ahead of any decision being made by the Council.

The actions requested in this letter seek to protect Royal Mail to continue to effectively operate from their existing Lincoln Delivery Office to delivery post across the UK.

I trust that the above letter of representation is clear and comprehensive, however please do not hesitate to contact me should you have any queries you wish to discuss.

Yours sincerely



Katrina Crisp (MTCP, MRTPI)
Development and Planning Consultant
Cushman & Wakefield



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

To: Lincoln City Council

Application Ref: 2021/0584/FUL

Proposal: **Erection of part three/part four storey extension to roof of existing warehouse (five/six storeys in total) and erection of 2no. five storey extensions to east and south elevations to facilitate conversion to provide 36no. student cluster flats (127 beds).**

Location: **Lincolnshire Sports Partnership, Tanners Lane, Lincoln, LN5 7AS**

With reference to the above application received 15 July 2021

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

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

ADDITIONAL INFORMATION REQUIRED

Could the applicant please submit a Drainage Strategy considering SuDS principles.

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

Date: 4 August 2021

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: 2021/0584/FUL

Proposal: Erection of part three/part four storey extension to roof of existing warehouse (five/six storeys in total) and erection of 2no. five storey extensions to east and south elevations to facilitate conversion to provide 36no. student cluster flats (127 beds).

Location: Lincolnshire Sports Partnership, Tanners Lane, Lincoln, LN5 7AS

With reference to the above application received 15 July 2021

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

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

CONDITIONS (INCLUDING REASONS)

This proposal seeks to extend and convert an existing warehouse storage building into 21 cluster flats for students.

The site is in a highly sustainable location within easy walking and cycling distance of all facilities and amenities. There are also good public transport links available in the form of local bus stops and close proximity to the bus and train stations. Accordingly, there are no car parking spaces provided for the development, which is supported by the Highway Authority. A drop off/collection area is provided at the site frontage. Secure cycle parking provision is proposed within the building.

Refuse collection will be undertaken from the site frontage on Tanners Lane.

The site drainage strategy has been designed for a 1:100-year event with 40% uplift for climate change allowance. Surface water will be captured by permeable paved areas, with attenuation by means of a cellular tank and a restricted discharge at 5l/s to the mains sewer. This represents a 94% betterment from the existing brownfield situation.

Given the sensitive nature of the site location, we request a Construction Management Plan be submitted

prior to commencement on site.

Highway Informative 08

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

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

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

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

Highway Condition 00

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

The Construction Management Plan and Method Statement shall include;

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

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

Reason: To ensure that adverse impacts upon the highway network during the construction phase are adequately planned for and mitigated, in the interests of highway safety.

Case Officer:

Date: 2 August 2022

Becky Melhuish

for Warren Peppard

Head of Development Management



Planning Applications – Suggested Informative Statements and Conditions Report

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

AW Site Reference: 177481/1/0127347

Local Planning Authority: Lincoln District (B)

Site: Lincolnshire Sports Partnership Tanners Lane Lincoln Lincolnshire

Proposal: Erection of part three/part four storey extension to roof of existing warehouse (five/six storeys in total) and erection of 2no. five storey extensions to east and south elevations to facilitate conversion to provide 36no. student cluster flats (127

Planning application: 2021/0584/FUL

Prepared by: Pre-Development Team

Date: 24 July 2021

ASSETS

Section 1 - Assets Affected

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

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

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

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

Section 3 - Used Water Network

This response has been based on the following submitted documents: Application Form 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.

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



Planning Applications – Suggested Informative Statements and Conditions Report

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

AW Site Reference:	191891/1/0150722
Local Planning Authority:	Lincoln District (B)
Site:	Lincolnshire Sports Partnership Tanners Lane Lincoln Lincolnshire LN5 7AS
Proposal:	Erection of single storey extension to roof of existing warehouse and four storey extension to east elevation to facilitate conversion to provide 21no. student cluster flats (80 beds). (REVISED PLANS AND DESCRIPTION)
Planning application:	2021/0584/FUL

Prepared by: Pre-Development Team

Date: 14 July 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: FRA Feb 2022 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.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA). We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

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 2l/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)



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

Our ref: AN/2021/132077/01-L01
Your ref: 2021/0584/FUL
Date: 29 July 2021

Dear Sir/Madam

Erection of part three/part four storey extension to roof of existing warehouse (five/six storeys in total) and erection of 2no. Five storey extensions to east and south elevations to facilitate conversion to provide 36no. Student cluster flats (127 beds)

Lincolnshire Sports Partnership, Tanners Lane, Lincoln, LN5 7AS

Thank you for your consultation of 16 July 2021 regarding the above application.

We have reviewed the Preliminary Geo-Environmental Risk Assessment report (ref: 21-0020.01) by Delta-Simons, dated February 2021 with regard to the risk posed to controlled waters.

Environment Agency position

The previous use of the proposed development site as a timber yard presents a potential risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a Secondary A aquifer, relating to the underlying superficial River Terrace and Alluvial deposits.

The application's Preliminary Geo-Environmental Risk Assessment report demonstrates that it will be possible to manage the risks posed to controlled waters by this development. Further detailed information will however be required before built development is undertaken. We believe that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority.

In light of the above, the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy. This should be carried out by a competent person in line with paragraph 183 of the National Planning Policy Framework.

Without the following conditions we would object to the proposal in line with paragraph 174 of the National Planning Policy Framework because it cannot be guaranteed that

Ceres House, Searby Road, Lincoln, LN2 4DW
Customer services line: 03708 506 506
Email: LNplanning@environment-agency.gov.uk
www.gov.uk/environment-agency
Cont/d..

Calls to 03 numbers cost no more than national rate calls to 01 or 02 numbers and count towards any inclusive minutes in the same way. This applies to calls from any type of line including mobile.

the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Condition 1

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.

In so far as it relates to the risk posed to controlled waters, we consider that the Preliminary Geo-Environmental Risk Assessment report is sufficient to satisfy part 1 of this condition.

We agree with the recommendations of the preliminary assessment that intrusive investigation should be undertaken as the next phase in assessing the potential risks posed to controlled waters.

Condition 2

Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Cont/d..

2

Reasons

To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.

Condition 3

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reasons

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 174 of the National Planning Policy Framework.

Condition 4

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 174 of the National Planning Policy Framework.

As you are aware the discharge and enforcement of planning conditions rests with your Authority. It is, therefore, essential that you are satisfied that the proposed draft conditions meet the requirements of the Planning Practice Guidance (Use of planning conditions section, paragraph 004). Please notify us immediately if you are unable to apply our suggested conditions, as we may need to tailor our advice accordingly.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours faithfully

Nicola Farr
Sustainable Places - Planning Specialist

Direct dial 02030 255023
Direct e-mail nicola.farr@environment-agency.gov.uk

End

3

FAO: Marie Smyth
City of Lincoln Council
Development Control
City Hall Beaumont Fee
Lincoln
LN1 1DF

Our ref: AN/2021/132077/02-L01
Your ref: 2021/0584/FUL
Date: 25 July 2022

Dear Marie

**Erection of part three/part four storey extension to roof of existing warehouse (five/six storeys in total) and erection of 2no. five storey extensions to east and south elevations to facilitate conversion to provide 36no. student cluster flats (127 beds)
Lincolnshire Sports Partnership, Tanners Lane, Lincoln, LN5 7AS**

Thank you for re-consulting us on the above application on 06 June 2022 following the submission of amended plans.

We have no further comments to add to those in our response of 29 July 2021, which included the condition we recommend should planning permission be granted.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

Rebecca Flint
Sustainable Places Planning Adviser

Direct dial 020 7714 0844
Direct e-mail rebecca.flint@environment-agency.gov.uk



Historic England

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

Direct Dial: 0121 625 6888

Our ref: **W:** P01433954

29 July 2021

Dear Ms Smyth

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

**LINCOLNSHIRE SPORTS PARTNERSHIP, TANNERS LANE, LINCOLN,
LINCOLNSHIRE, LN5 7AS
Application No. 2021/0584/FUL**

Thank you for your letter of 19 July 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Tim Allen

Team Leader (Development Advice)



Historic England

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

Direct Dial: 0121 625 6888

Our ref: **W:** P01433954

6 July 2022

Dear Ms Smyth

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

**LINCOLNSHIRE SPORTS PARTNERSHIP, TANNERS LANE, LINCOLN,
LINCOLNSHIRE, LN5 7AS
Application No. 2021/0584/FUL**

Thank you for your letter of 6 July 2022 regarding further information on the above application for planning permission. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Tim Allen

Tim Allen
Team Leader (Development Advice)

Consultee Details

Name: Ms Catherine Waby

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

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION We strongly object to this application as an overdevelopment of a very restricted site. The site is not suitable for the type of development proposed and the number of potential residents. The access to the site is far too restrictive and although the use of private cars is proposed there will be numerous vehicle movements (refuse collection, service and delivery vehicles and drop-offs) on Tanners Lane which is a very narrow road with virtually no pedestrian pathway. The size and mass of the proposal is far too great and the whole site is sandwiched between existing buildings, none of which are of equal size or height. The University of Lincoln has already been on record suggesting that the volume of student accommodation has reached its maximum and we should not be looking to produce more. We see this a total overdevelopment and inappropriate development for the site.

NHS Lincolnshire Integrated Care Board
Application Number: 2021/0584/FUL
Location: Lincolnshire Sports Partnership, Tanners Lane, Lincoln, LN5 7AS

<p>Impact of new development on GP practice</p>	<p>The above development is proposing 80 dwellings for student accommodation which, based on the average of 1 person per dwelling for the City of Lincoln Council area, would result in an increase in patient population of 80.</p> <p>The calculations below show the likely impact of this new population in terms of number of additional consultation time required by clinicians. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.</p> <p>Consulting room GP</p> <table border="1"> <tr><td>Proposed population</td><td>80</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.080 \times 5260 = 421$</td></tr> <tr><td>Assume 100% patient use of room</td><td>421</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$421/50 = 8.4$</td></tr> <tr><td>Appointment duration</td><td>15 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$8.4 \times 15/60 = 2.1$ hrs per week</td></tr> </table> <p>Treatment room Practice Nurse</p> <table border="1"> <tr><td>Proposed population</td><td>80</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.080 \times 5260 = 421$</td></tr> <tr><td>Assume 20% patient use of room</td><td>$421 \times 20\% = 84.2$</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$84.2/50 = 1.683$</td></tr> <tr><td>Appointment duration</td><td>20 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$1.683 \times 20/60 = 0.6$ hrs per week</td></tr> </table> <p>Therefore an increase in population of 80 in the City of Lincoln Council area will place extra pressure on existing provisions, for example- extra appointments requires additional consulting hours (as demonstrated in the calculations above.) This in turn impacts on premises, with extra consulting/treatment room requirements.</p>	Proposed population	80	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.080 \times 5260 = 421$	Assume 100% patient use of room	421	Assume surgery open 50 weeks per year	$421/50 = 8.4$	Appointment duration	15 mins	Patient appointment time hrs per week	$8.4 \times 15/60 = 2.1$ hrs per week	Proposed population	80	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.080 \times 5260 = 421$	Assume 20% patient use of room	$421 \times 20\% = 84.2$	Assume surgery open 50 weeks per year	$84.2/50 = 1.683$	Appointment duration	20 mins	Patient appointment time hrs per week	$1.683 \times 20/60 = 0.6$ hrs per week
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¹ Source: Lincolnshire Research Observatory 2011 Census Data

<p>GP practice(s) most likely to be affected by the housing development</p>	<p>Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity.</p> <p>The development will impact Heart of Lincoln Medical Group, Brayford Medical Practice and Abbey Medical Practice as the development is within their catchment area.</p>
<p>Issues to be addressed to ensure the development is acceptable</p>	<p>This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands.</p> <p>Lincolnshire Integrated Care Board (LICB) wishes for the Section 106 contribution from the development of 80 dwellings on Lincolnshire Sports Partnership, Tanners Lane, Lincoln, LN5 7AS to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the Lincoln Health Partnership Primary Care Network (PCN) at Heart of Lincoln Medical Group and Brayford Medical Practice. Alternatively the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.</p> <p>The strategic direction both nationally through the development of PCNs and locally through the Sustainability Transformation Plan is to provide primary care at scale, facilitating 100% patient population primary care and services delivered in the community in an integrated way. Included within the PCNs this is the introduction of additional roles to enhance the delivery of primary care, including a Clinical Pharmacist, Physiotherapist and Social Prescriber.</p> <p>Nationally the NHS Long Term Plan, published in January 2019, seeks to improve the quality of patient care and health outcomes. The plan builds on previous national strategies, including the General Practice Forward View (2016), includes measures to:</p> <ul style="list-style-type: none"> • Improve out-of-hospital care, supporting primary medical and community health services; • Ensure all children get the best start in life by continuing to improve maternity safety including halving the number of stillbirths, maternal and neonatal deaths and serious brain injury by 2025; • Support older people through more personalised care and stronger community and primary care services; • Make digital health services a mainstream part of the NHS, so that patients in England will be able to access a digital GP offer. <p>The Heart of Lincoln Medical Group and Brayford Medical Practice are within the LICB Lincoln Health Partnership PCN where the housing is being developed; there is a huge variation in the type; age and suitability of premises within the PCN of the planned development.</p>

Fairly and reasonably related in scale and kind to the development.		Average list size per GP	Required m2	£ per m2	Total cost	£per person
	GP team	1,800	170	2,300	£391,000	217
	GP furnishings	1,800			£20,000	12
						229
	Contingency requirements @ 20%					46
	Total per resident					275
	Total per dwelling (resident x 1)					275
	<p>The table above shows the contribution formula which is based on the needs of a Primary Care Health Team and associated administration support. By applying average national list sizes to these groups and identifying the required area and furnishings, a total cost of £275 per patient is determined. This figure is multiplied by 1 (the average number of persons per student accommodation dwelling for City of Lincoln Council) to provide a funding per dwelling of £275.</p>					
Financial Contribution requested	<p>The contribution requested for the development is £22,000.00 (£275 x 80 dwellings).</p> <p>Please note that the expectation is that the appropriate indexation rate and any late payment penalties would also be paid on top of the value specified above.</p>					
Trigger point	<p>After reviewing the practice response regarding their capacity to accommodate the increase in patient numbers arising from this development, it's requested that the trigger point for the release for funds for health care be set at payment of all monies upon completion of 50 percent of the dwellings for each phase of the development. This will ensure the practices are not placed under undue pressure.</p> <p>To ensure that there is sufficient time carry out the works and allow the s106 funds to be spent in the most appropriate way, a repayment period of 10 years from receipt of the final payment transfer (for the entire development) to the relevant NHS body will be required.</p>					

Lincolnshire Integrated Care Board
21st July 2022

From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Sent: 14 July 2022 10:51
To: Technical Team (City of Lincoln Council)
Subject: RE: Reconsultation on Planning Application

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

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

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



LINCOLNSHIRE POLICE

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

Your Ref: 2021/0584/FUL

20th July 2021

Our Ref: PG//

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Town and Country Planning Act 1990 Consultation on Planning Permission

Lincolnshire Sports Partnership, Tanners Lane, Lincoln, Lincolnshire, LN5 7AS

Erection of part three/part four storey extension to roof of existing warehouse (five/six storeys in total) and erection of 2no. five storey extensions to east and south elevations to facilitate conversion to provide 36no. student cluster flats (127 beds).

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

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

External Doors and Windows

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

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

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

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

The secured by design requirement for all dwelling external doors is PAS 24:2016 (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016. **Window retainers should be provided on all windows that are accessible.**

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

Individual Flat or Unit Doors.

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

Access Control

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

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

Tanners Lane Entrance

The issue of unauthorised access both to the student accommodation and external communal areas is of concern. The vulnerability of students particularly during and in relation to the night-time economy is very valid and I would recommend that an additional gated and access-controlled point of entry should be provide at the nearest point to the High Street.

Security fencing and commensurate gating may be constructed of welded mesh and expanded metal available in numerous colours and to a height of at least 1.8m – gating should be to LPS 1175: Issue 7, SR 2 or STS 202: Issue , BR2.

Appropriate lighting should likewise be installed along 'Tanners Lane' to ensure that areas of darkness are avoided.

Communal Outdoor Space

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

Communal Areas & Mail Delivery

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

- Located at the main entrance within an internal area or lobby (vestibule) covered by CCTV or located within an 'airlock style' entrance hall.

- Be of a robust construction (Federation Technical Specification 009 (TS009)
- Have anti-fishing properties where advised and appropriate.
- Installed to the manufacturer's specifications.
- Through wall mail delivery can be a suitable and secure method.

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

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

Scooter / Cycle Storage (If Provided)

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

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

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

Utilities

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

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

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

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

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

Yours sincerely,

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



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

17th July 2022

Your Ref: 2021/0584/FUL

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

**Lincolnshire Sports Partnership, Tanners Lane, Lincoln, Lincolnshire, LN5 7AS
Description of the proposed development:**

Erection of single storey extension to roof of existing warehouse and four storey extensions to east elevation to facilitate conversion to provide 21no. student cluster flats (80 beds). (REVISED PLANS AND DESCRIPTION).

Lincolnshire Police do not have any objections to this (Revised plans) application

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

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

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

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.

Force Designing Out Crime Officer (DOCO)

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



Application Number:	2022/0542/RM
Site Address:	Garage Court, Derwent Street, Lincoln
Target Date:	3rd September 2022
Agent Name:	DBL Architectural Design
Applicant Name:	Mr Joe Evans
Proposal:	Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of 4no. dwellings as required by outline planning permission 2022/0135/OUT

Background - Site Location and Description

Permission is sought for the erection of 4 dwellings on a parcel of land on Derwent Street. Derwent Street is situated off Carholme Road characterised by two storey terrace properties. The site is currently occupied by 18 single storey lock-up garages with outline permission granted for up to 4 dwellings.

Site History

Reference:	Description	Status	Decision Date:
2022/0135/OUT	Erection of 4no. dwellings (Outline with all matters reserved)	Granted Conditionally	24th March 2022

Case Officer Site Visit

Undertaken on 24/08/2022.

Policies Referred to

- National Planning Policy Framework
- Policy LP26 - Design and Amenity

Issues

- Principle of the development
- Visual amenity and design
- Impact on neighbours
- Technical matters

Consultations

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

Statutory Consultation Responses

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

Highways & Planning	Comments Received
Environment Agency	Comments Received
West End Residents Association	No Response Received
Lincolnshire Police	Comments Received

Public Consultation Responses

Name	Address
Julie Lamb	
Mr Chris Gresham	32 Derwent Street Lincoln LN1 1SL
Mr Raymond Negus	21 Masefield drive, Upminster RM14 1AY
Liz And Simeon Clark	23 Derwent Street Lincoln LN1 1SL

Consideration

Principle of the Development

The principle of developing the site has been agreed by approving the Outline application for the sites use for residential development.

Visual Amenity and Design

All development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place.

The proposed dwellings are of a scale and mass in keeping with the other terraces on the street. The design reflects other properties with a pitched roof, bay window to the front, same scale fenestration and detailing. The proposal would have false chimney stacks to match adjacent properties which reflects well on the surrounding area. The properties would be constructed from a red brick to reflect the current materials used on site as well as many of the nearby residential properties. The proposal would be similar to some other new build properties on the opposite side of the street which have assimilated well into the streetscene.

The proposal would require the demolition of some existing single storey garages as well as a detached garage which sits at the front of the site. It is considered that the proposed

use would enhance the area overall and have a positive change to this area of land.

Impact on Neighbours

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

The occupants of 23 Derwent Street have queried whether the existing wall on the boundary of the site would be retained. The walls currently in place surrounding the site would be remain and made good in places if required.

They have also raised issues of noise during the construction phase and overlooking 23 Derwent Street. There would inevitably be noise during the construction phase, however this would be restricted to reasonable daytime hours as agreed with the Environmental Health Team. The applicants have indicated in their construction management plan that the working hours would be 08.00 hours -1630hours – Monday – Friday and 08.00 hours – 12 hours – Saturday.

In terms of overlooking, there would be a single obscure glazed window in the side elevation of the proposed dwelling so there would be no direct overlooking into the windows on the side elevation of no.23. There may be views from the proposed rear bedroom windows, towards the garden of no.23, however this is a normal relationship between properties in a built up residential area with dwellings to all boundaries.

In accordance with Policy LP26, it is not considered that the proposal would have any adverse impact on the residents of no.23 or on the other adjacent neighbours to the site. The proposed dwellings are of an appropriate height and mass and would not have adverse impact on overlooking, loss of privacy or loss of light.

Highways

The proposed development would provide one off street parking space for each property, this is in accordance with the conditions set out in the Outline permission.

Neighbours have commented that the provision of 4 off street parking spaces is insufficient and that the spaces reduce the area for cars turning at the end of the street. Whilst this area may have been used, informally, in the past for turning, it is not the public highway. The Highways Authority have assessed the application and have raised no objections to the proposed scheme and have not found the scheme to make the road unsafe.

Drainage and Flood Risk

The applicants submitted a Surface Water Drainage Strategy as well as a Flood Risk Assessment as part of the Outline consideration of the scheme the details of which were secured by condition at the time. The Planning Authority are therefore satisfied that these matters have been addressed and this application would have to be in accordance with those details.

Conclusion

The proposed development would be of an appropriate design and would assimilate well

into the streetscene. The proposal would have no adverse impacts on neighbours and would be an acceptable use in this location. The proposal therefore accords with national and local planning policy.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally

Conditions

Works to commence within 3 years

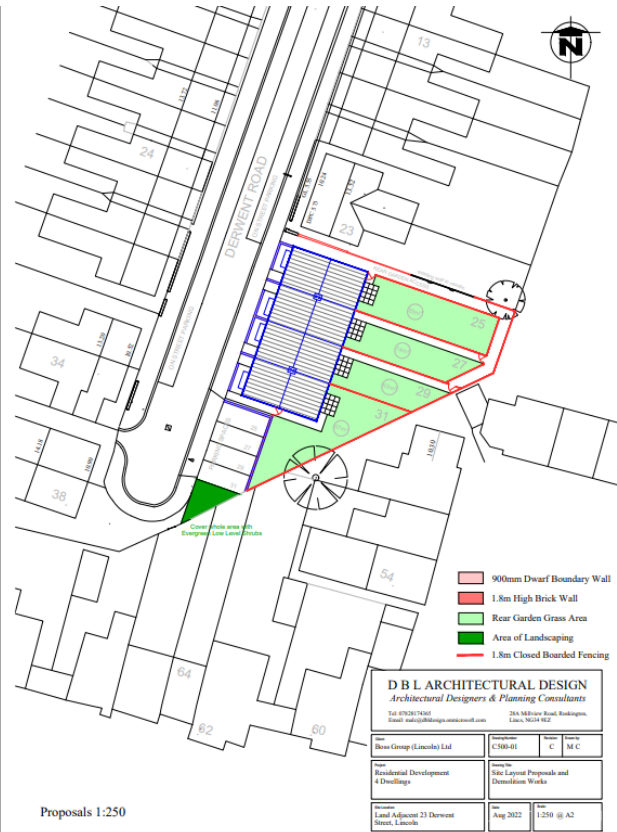
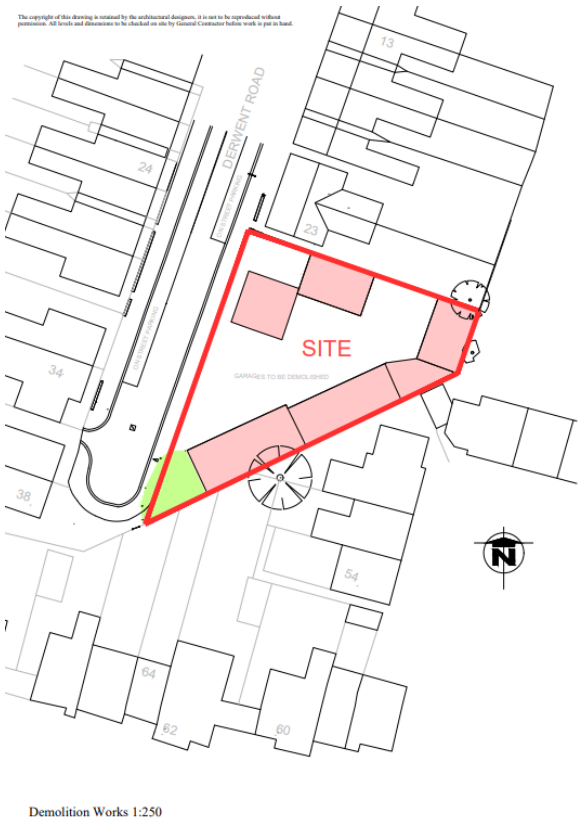
Works to be carried out in accordance with the plans

Hours of working restriction

Site location plan



Site Layout Existing and Proposed



[illegible]

All Bedrooms To Have A Minimum Of 1 Escape Window And To Be Designed And Installed In Full Accordance With Approved Document B Of The Building Regulations

False Chimney Stacks to match existing street scene

Roof Pitch 30°

DPC 5.90

New Pairs Of Double Doors

Rear Elevation 1:100

FFL / DPC to be no lower than 5.90 AOD as Flood Risk Report.

Roof Pitch 30°

False Chimney Stacks to match existing street scene

Obscure Glazed

DPC 5.90

Finishes:
 Bricks: Red to match existing street scene
 Roof: Sandhott TLE dark grey
 Windows: Upvc White
 Doors: Composite Anthracite
 Bi-Fold: Aluminium Anthracite

Roof Pitch 30°

False Chimney Stacks to match existing street scene

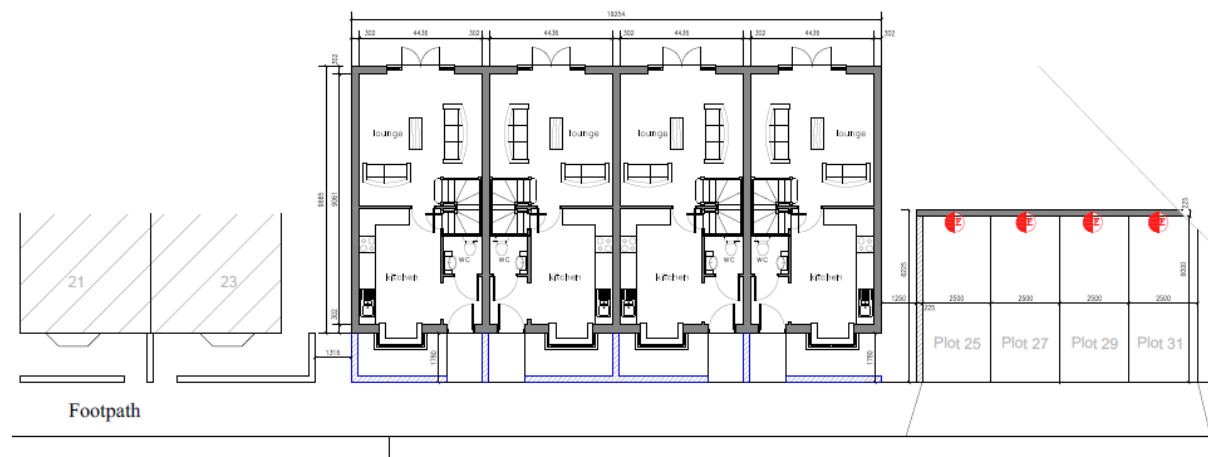
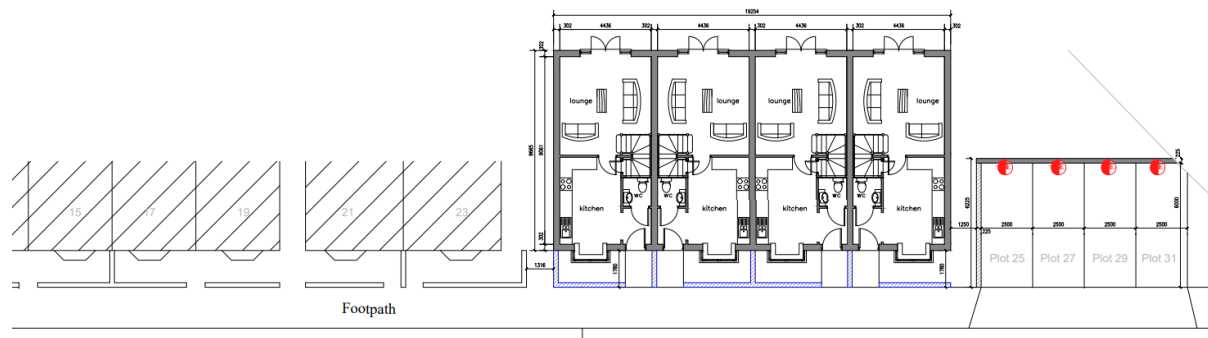
Obscure Glazed

DPC 5.90

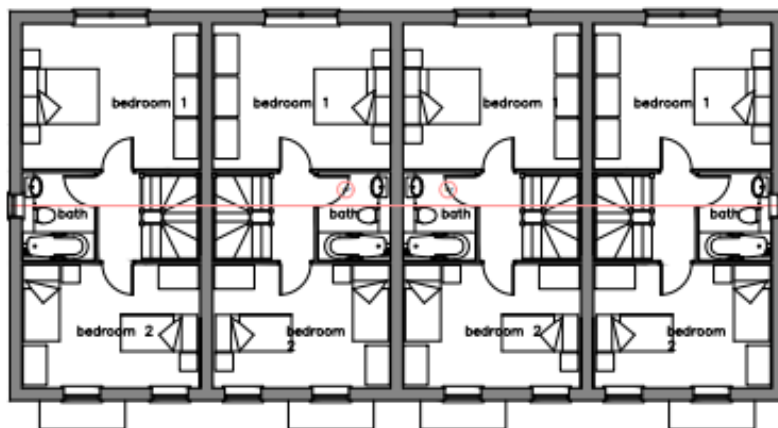
Side Elevation 1:100

Side Elevation 1:100

Proposed ground floor layout



First Floor layout



First Floor Layout 1:100

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Consultee Comments



FAO: Lana Meddings
City of Lincoln Council
Development Control
City Hall Beaumont Fee
Lincoln
Lincolnshire
LN1 1DF

Our ref: AN/2022/133296/01-L01
Your ref: 2022/0542/RM

Date: 03 August 2022

Dear Lana

**Erection of 4no. dwellings (outline with all matters reserved)
Land at Derwent Street, Lincoln**

Thank you for consulting us on the above application, on 13 July 2022.

We have **no objection** to the application as the submitted drawings are in line with condition 10 on the outline application 2022/0135/OUT.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

Rebecca Flint
Sustainable Places Planning Adviser

Direct dial 020 7714 0844
Direct e-mail rebecca.flint@environment-agency.gov.uk

Bray, Kelly (City of Lincoln Council)

From: Guy Hird <guy.hird@witham3idb.gov.uk>
Sent: 27 July 2022 13:53
To: Technical Team (City of Lincoln Council)
Subject: RE: Consultation on Planning Application 2022/0542/RM
Attachments: ufm3.pdf

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UD-5954-2022-PLN

Dear Sir/Madam

REFERENCE: 2022/0542/RM
DEVELOPMENT: SUBMISSION OF RESERVED MATTERS INCLUDING ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR THE ERECTION OF 4NO. DWELLINGS AS REQUIRED BY OUTLINE PLANNING PERMISSION 2022/0135/OUT
LOCATION: GARAGE COURT, DERWENT STREET, LINCOLN

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

The Board has no further comment.

Regards

Guy Hird
Head of Technical & Engineering Services



Directorate of Communities & Environment

Simon Walters MBA, ACG, MCMI
City Hall, Beaumont Fee
Lincoln, LN1 1DF

17th July 2022

Your Ref: 2022/0542/RM

**Town and Country Planning Act 1990
Consultation on Approval of Reserved Matters**

Garage Court, Derwent Street, Lincoln, Lincolnshire,

**Submission of reserved matters including access, appearance, landscaping,
layout and scale for the erection of 4no. dwellings as required by outline
planning permission 2022/0135/OUT**

Lincolnshire Police do not have any objections to this application

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

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

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

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.

Force Designing Out Crime Officer (DOCO)

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: 2022/0542/RM

Proposal: Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of 4no. dwellings as required by outline planning permission 2022/0135/OUT

Location: Garage Court, Derwent Street, Lincoln

With reference to the above application received 13 July 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) /REASONS FOR REFUSAL

Highway Informative 03

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact vehiclecrossings@lincolnshire.gov.uk

Highway Informative 08

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

will enable Lincolnshire County Council to assist in the coordination and timings of these works.
For further guidance please visit our website via the following links:

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

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

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

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

NO OBJECTION

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: 27/07/2022

John Clifton

for Warren Peppard

Head of Development Management

Neighbour Comments

Comments for Planning Application 2022/0542/RM

Application Summary

Application Number: 2022/0542/RM

Address: Garage Court Derwent Street Lincoln Lincolnshire

Proposal: Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of 4no. dwellings as required by outline planning permission 2022/0135/OUT

Case Officer: Lana Meddings

Customer Details

Name: Mr Raymond negus

Address: 21 Masfield drive, Masfield Drive, Masfield Drive Masfield Drive Upminster

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I own 34 Derwent Street and consider 4 properties built on the land do not allow for sufficient parking and car turning so would recommend restriction to 3 properties

Raymond Negus

Sent: Sunday, August 7, 2022 2:36:20 PM

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

Subject: Derwent, new work on garages

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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.

As a resident of Derwent Street, I am very concerned, about the work is planned for the garages..as we live opposite this, and really not happy with plans, of the high way, one for the working on this and where the parking bays would be, as we live right in front of this, we're they would be, which could cause a lot of problems with our parking, where there County Council have done these marking. Whole lay out off this.. noise ,disturbance..The design off the parking is not fair on a few off the residents , they should use street parking, with parking permits, most residents have to do this..so I really this would be a big problem..And the work in this street And Air pollution would be a concern of mine as we suffer with chest problems... I think should consider very carefully, about it will cause a lot of upset and disturbing upset, when this is being done and it will block most of the road off at the bottom of the street, and we need access at all times , as this is a cul de sac..it needs very carefully thinking about, ...as this will not work, house are going to be close together, and cause problems with people who already live near one of the garages....so there's a considerable thought needs to go into this...thank you Mrs J Lamb, residents of 38 Derwent Street..wait to here from your outcome..hopefully it will be good for us..And so this was late but I never received a letter, my neighbour, gave is is..Julie Lamb

Thank you Lana,

We are still unable to log onto the site so please can our comments be submitted? And could we be advised of the relevant meeting date?

We still have the same concerns that we outlined in the initial stages of requesting planning permission as the proposed plans have not changed. There will be a significant impact from the development on our property. The proposed property is too close in proximity to our home and would block 3 windows on our side aspect leading to loss of light and the rear of the proposed development would block light into our kitchen and dining room as it protrudes here. We would also be significantly overlooked by 4 households, which we aren't currently at all.

Our garden currently has a brick wall as a border and we would not want this removed and replaced with fencing as the plan suggests. There is also a very real risk of damage to our property if/when things are demolished. Discussions must be had with us before any changes to the boundary are made.

When looking at the Reserved Matters application in the future the applicants needed to consider how the properties are positioned on the site, and designed externally, to ensure that any impacts on existing neighbours are minimised - we can't see how our previous concerns about impacts have been minimised.

We are also incredibly concerned about the noise and disturbance such a build would cause, particularly as we have a 4 month old baby who requires regular naps to ensure healthy growth and development. A building site next door would lead to a lot of noise over a potentially lengthy period.

There is also still no provision for vehicles to turn around safely at the end of the street in the current plan, most vehicles turning at the end of the street utilise the site to turn in and have done for many years. The increased traffic of delivery vehicles and residents/guests would have significant trouble turning at the very narrow end of the street as the plan proposes and there is an increased likelihood of damaged vehicles.

Kind Regards,

1

Liz and Simeon Clark
23 Derwent Street

Application Summary

Application Number: 2022/0542/RM

Address: Garage Court Derwent Street Lincoln Lincolnshire

Proposal: Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of 4no. dwellings as required by outline planning permission 2022/0135/OUT

Case Officer: Lana Meddings

Customer Details

Name: Mr Chris Gresham

Address: 32 Derwent St Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The current plan almost ignores, except for the off street parking, the effect that such a development will have on the residents of the street, which is a cul-de-sac, especially for the residents near to the development.

There is no provision for vehicles to be able to turn around safely at the end of the street in the current plan.

With the ever increasing use of delivery vans etc. any vehicle parked at the development area of the street will be at threat of damage by traffic, including by local residents vehicles.

No doubt, if the whole street was a new development a turning area would have to be incorporated in the design, so surely as there will be such a drastic change of use to the plot, a turning place should be provided .

If 3 houses rather than the 4 shown were built, a turning area could be incorporated to allow vehicles to be safely turned around, and each dwelling would be able to park 2 cars on their driveways in tandem.