

PLANNING COMMITTEE

Wednesday, 28 June 2023

5.30 pm

**Committee Rooms 1-2, City
Hall**

Membership:	Councillors Bob Bushell (Chair), Gary Hewson (Vice-Chair), Debbie Armiger, Chris Burke, Liz Bushell, Martin Christopher, Rebecca Longbottom, Bill Mara, Mark Storer, Edmund Strengiel and Dylan Stothard
Substitute members:	Councillors Natasha Chapman, Neil Murray, Clare Smalley, Aiden Wells and Joshua Wells
Officers attending:	Simon Cousins, Democratic Services, Kieron Manning, Dave Walker and Louise Simpson

The Planning Committee comprises democratically elected members who will be presented with a recommendation from the professional officers for each application on the agenda. After each application has been presented, those interested parties who have registered to speak will then be given 5 minutes to verbally present their views, and, following this, the committee will debate each proposal and make the decision, having considered all relevant information.

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

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

A G E N D A

SECTION A	Page(s)
1. Confirmation of Minutes - 19 April 2023	5 - 18
2. Update Sheet	To Be Tabled
3. 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.

4. Work to Trees in City Council Ownership	19 - 24
5. Applications for Development	
(a) 74 Carholme Road, Lincoln	25 - 54
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(d) Mary Sookias House, Cecil Street, Lincoln	81 - 94

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

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

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

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

The application files contain the following documents:

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

APPLICATIONS WITH ADDITIONAL BACKGROUND PAPERS (See 5 above.)

Application No.: Additional Background Papers

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

Criteria:

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

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

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

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

Apologies for Absence: Councillor Debbie Armiger

72. Confirmation of Minutes - 22 March 2023

RESOLVED that the minutes of the meeting held on 22 March 2023 be confirmed and signed by the Chair as a true record.

73. Update Sheet

An update sheet was circulated at the meeting in relation to planning applications to be considered this evening, which included additional information for Members attention received after the original agenda documents had been published.

RESOLVED that the update sheet be received by Planning Committee.

74. Declarations of Interest

No declarations of interest were received.

75. Member Statement

In the interest of transparency Councillor Naomi Tweddle, Chair, requested it be noted in relation to the application for development Agenda Item No 5 Confirmation of Tree Preservation Order No.174, that residents had spoken to her in her Ward in relation to this item. However, she had not given an opinion on the application to be discussed and remained with an open mind on this matter. She had simply referred her Ward residents to the Planning Office should they have any technical questions.

76. Change to Order of Business

RESOLVED that the order of business be amended to allow the applications for development 'Adjacent to Post Office, Parklands Foodstore, Boultham Park Road, Lincoln', and 'Confirmation of Tree Preservation Order No.174', to be considered as the following two agenda items respectively.

77. Applications for Development

78. Adjacent To Post Office, Parklands Food Store, Boultham Park Road, Lincoln

The Planning Team Leader:

- a. advised that the purpose of the application was to determine whether prior approval was required for the installation of a 15m high slim-line monopole, supporting 5 no. antennas, 2 no. equipment cabinets, 1 no.

electric meter cabinet and ancillary development including 1 no. GPS module on Boultham Park Road

- b. described the location of the site on the east side of Boultham Park Road, to the north of the roundabout, sat within the public highway, adjacent to the brick boundary wall of the Co-op Parklands food store and Post Office
- c. highlighted that the north/east and south of this section of Boultham Park Road was characterised by commercial premises, some containing residential flats above,
- d. added that Home Grange three storey apartment was located behind the Co-op store with vehicular access taken adjacent to the stores, together with a bus stop directly opposite the site to the north-west with St Peter and Paul Catholic Church beyond
- e. stated that the wider area was characterised by predominately two storey properties
- f. reported that the application was submitted under Part 16 of Schedule 2 (England) Order 2015 (GPDO) as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) (no.2) Order 2016, which set out the permitted development right to install masts of up to 25m above ground level on highway land
- g. clarified that the ground-based apparatus with associated cabinets at the bottom of the monopole was permitted development; however, prior approval was required for the monopole in terms of its siting and appearance
- h. advised that a declaration had been submitted with the application which confirmed that the equipment was in line with International Commission on Non-Ionizing Radiation Protection Public Exposure Guidelines (ICNIRP)
- i. reported that the application was brought before Planning Committee at the request of Councillor Bob Bushell
- j. provided details of the policies pertaining to the application, as follows:
 - Policy LP26: Design and Amenity
 - National Planning Policy Framework
- k. advised Planning Committee that the only issue to be considered by the Local Planning Authority in determining this prior approval application was the siting and appearance of the proposed telecommunications equipment
- l. outlined the responses made to the consultation exercise
- m. referred to the Update sheet which included further representations received in respect of the planning application
- n. concluded that the siting and design of the telecom's equipment was acceptable, and the proposal would not have an unduly harmful visual impact on the character and appearance of the area, in accordance with

John Wearing addressed Planning Committee on behalf of local residents with concerns regarding the planning application, covering the following main points:

- He represented 44 residents of Home Grange Retirement complex to the rear of the Co-op store.
- He wished to state that residents were not against the installation of wireless masts.
- However, the siting and position of this mast on the public footpath next to a busy public road, close to a school, pedestrian crossing and church left much to be desired.
- The mast and associated cabinets would take up a third of the public footpath width.
- If the cabinets were opened for maintenance, the footpath width would be restricted by 60%, which was not wide enough for pushchairs and wheelchair/mobility scooter access.
- The Zebra Crossing was to be upgraded to a Puffin Crossing due to safety concerns.
- The applicants had stated they had considered ten sites in the area, but none in close proximity.
- This location was the most inconvenient in the area.
- There were four positions within 24-75 metres of the proposed site which would be reasonable settings i.e. the grassed area in front of the library, the parking area to the rear of the library, the grassed area between the library and Police House and the land between the Police House and Co-op store.
- Home Grange, a 3 storey residential property had been totally overlooked in the planning submission.
- A planning application for a similar mast at Fulmar Road had been refused.
- He asked that the planning application be rejected in its current form.

Josh Fiteni addressed Planning Committee on behalf of the agent in favour of the proposed development, covering the following main points:

- He spoke on behalf of Three UK, contracted to roll-out 5G network services to offer the latest technologies for residents and businesses in this area.
- This was a mixed-use area however, more people were now working from home following on from the pandemic, agile working and technical improvements were therefore required.
- The proposed mast effectively provided a 5G signal, at a minimum height for the area of 15 metres.
- The mast complied with local and national policy requirements.
- A choice of sensitive street furniture would be used to blend in with the local area.
- There would be no loss of privacy or overlook to properties.
- The only noise to be heard from the mast would originate from the cooling plant for the transmitters in hot weather, which was not an issue as road traffic noise was greater.
- The mast could be accessed for maintenance from the Co-op car park.
- The Highways Authority had raised no objections to the proposals.

- There were no other viable and suitable locations.
- Government and operator requirements had been observed.
- The mast would supply next generation technology.
- He hoped members would support this application and its benefits.

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

The following concerns were raised by members:

- These masts were controversial in terms of appearance and had been rejected elsewhere in the City.
- Siting in commercial locations would be acceptable.
- It would be a shame to install this mast on the public pavement in such a pleasant area of the city.
- The Grange development was impressive in a lovely community environment. The mast would restrict the width of the pavement in an area where wheelchair access was crucial to local needs. The views of Home Grange residents were important.
- There were viable locations elsewhere and close by.
- This application was submitted with commercial interest in mind only and did not take account of the lived-in environment.
- It was correct we needed 4G/5G masts, however, the needs of the local community must be observed.
- There were many alternative sites in the area for this 5G Mast. Further negotiation should be undertaken with relevant land owners to achieve this.
- It was difficult for both applicants and planning officers to find suitable sites for this type of infrastructure.
- Visual amenity was the main concern here
- The footpath was quite large, however, the large cabinets would have a detrimental impact on the street scene and would be open to graffiti.
- National Planning Policy Guidance advised that masts should be kept to a minimum, sympathetically designed to the character of the local surroundings and suitably camouflaged. This location provided a local shopping area with a sense of place and there should be limited impact on visual amenity and lack of visual clutter. This mast would result in a harmful impact on the visual quality of the wider street scene.
- Residents were concerned that the installation of these poles was changing the look of communities and reducing the value of properties in the area.
- In other parts of Europe pylons etc were put under ground.

The following comments were received from members in support of the proposed planning application

- The 5G network was crucial to this rural area.
- There were several masts in Birchwood already installed and only one complaint had been received.
- Residents realised the value of the masts.
- Local residents had complained at a meeting recently how poor the signal was for Wi-Fi.
- It was necessary to move along with technological improvements to look to the future.

- The mast provided the apparatus to allow people to work from home. A balanced approach must be taken.
- It was understood the mast would be located against the wall of the Co-op to allow adequate space for mobility devices to pass.
- Home Grange was a distance from the proposed mast location.
- The application provided the service we were looking for.
- The height of the pole was not an issue here.
- Once installed, people tended not to notice them.
- There was already a bus shelter and a lamp post in the area which took up a great deal of pavement space.
- If the pole did not impact on access in anyway and was not in the middle of the public highway there was no reason to refuse permission.

The following questions were raised by Members:

- Why was the location of the mast in the middle of the footpath?
- Could officers give clarification to the pavement space available for mobility scooters, wheelchairs and pushchairs once the mast was installed to allow members to take an informed decision.

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

- The location of the proposed pole and associated cabinets would be against the wall of the Co-op store and not in the middle of the pathway. The footpath was 2.5 metres in width. The Highways Authority had raised no objection to the proposals.
- The cabinets were already permitted development and did not require planning permission. It was the pole only that required permission.

RESOLVED that Prior Approval be approved.

Standard Conditions

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

79. Confirmation of Tree Preservation Order No 174

Simon Cousins, Planning Team Leader:

- a. advised members of the reasons why a temporary tree preservation order made by the Assistant Director for Planning under delegated powers should be confirmed at the following site:
 - Tree Preservation Order 174: Two areas of identified woodland made up of mixed trees consisting mainly of *Betula pendula* (silver birch), *Prunus avium* (sweet cherry), *quercus robur* (english oak), *fraxinus excelsior* (European ash), *acer campestre* (field maple) and *alnus glutinosa* (black alder).
- b. provided details of the individual trees to be covered by the order and the contribution they made to the area

- c. reported that the making of any Tree Preservation Order was likely to result in further demands on staff time to deal with any applications submitted for consent to carry out tree work and to provide advice and assistance to owners and others regarding protected trees, however, this was contained within existing staffing resources
- d. highlighted that the making of Tree Preservation Orders reduced the risk of losing important trees, groups of trees and woodlands and further allowed the Council to protect trees that contributed to local environment quality
- e. advised that it was proposed to modify the boundary of the temporary TPO as detailed within the officer's report to take account of policy decisions whilst also retaining significant areas of woodland
- f. reported that the initial 6 months of protection for these trees would come to an end for the Tree Preservation Order on 2 May 2023
- g. detailed the background to the consideration of this matter as follows:
 - The reason for making a Tree Preservation Order on this site was a result of a request from local residents who wanted to ensure no loss of trees from any future development on the site.
 - The Arboricultural Officer had carried out a site visit and identified the trees and areas of woodland to be suitable for protection under a Tree Preservation Order stating that the trees had a significant amenity value, forming a prominent feature of the area and their removal would have a harmful effect on the appearance and amenity of the area.
 - Following a four-week consultation period with local residents a copy of the Tree Preservation Order was sent to the registered land-owners.
 - Representations were received from the landowners, from their partners in a potential development of the site and from residents adjacent to the site.
 - The site was still the subject of restoration conditions from its time as a quarry which meant that, the County Council was the planning authority.
 - The planning application itself was therefore a matter for Lincolnshire County Council determination.
 - The detailed survey of the site was reviewed as part of the consultation process and this also took account of the application for outline planning permission that the applicants had made to Lincolnshire County Council for the erection of houses within the quarry.
 - This application, together with the imminent allocation of the site for housing was detailed in the newly prepared Central Lincolnshire Local Plan.
 - The application proposed to use the material located within the bunds on the east and west sides of the quarry as fill prior to housebuilding.
 - Trees had been planted on and beyond bunds created from material taken from the quarry in the first instance to protect local residents from quarrying activity.
 - Trees were planted on and beyond these bunds at the same time however, these trees had since grown unmanaged.

- The Local Plan proposed at the draft stage that the bunds around the quarry were retained to protect the amenities of local residents when the new houses were developed. Since the Examination in Public for the Local Plan, the wording of the policy had been considered further by the Inspector who led the Examination in Public with comments as follows:

Land at Cathedral Quarry, Riseholme Road (COL/MIN/005) includes requirements to retain the bunds around the site and the enhancement of biodiversity. However, keeping the bunds is not the only way of achieving the necessary separation between existing and proposed new housing or of enhancing biodiversity on the site. The bunds could also be reused to help fill the former quarry and a new landscaping scheme could help ensure an overall net gain in biodiversity, potentially including any existing wildlife corridors and protected trees. To ensure that the allocation is effective and justified, both requirements are therefore modified by MM47.

- This statement would form the basis of the wording of a revision to the Local Plan
- h. advised that confirmation of the Tree Preservation Order here would ensure that the tree could not be removed or worked on without the express permission of the Council which would be considered detrimental to visual amenity and as such the protection of the tree would contribute to one of the Councils priorities of enhancing our remarkable place.

Councillor J Wells addressed Planning Committee as Ward Advocate on behalf of local residents, covering the following main points:

- He represented Minster Ward as Ward Councillor.
- He had been approached by local residents whose gardens backed on to the woodland.
- Planning Committee members did not have a say on the planning application going forward which was to be determined by Lincolnshire County Council.
- The Local Plan ring-fenced the area for housing.
- The modifications to the Tree Preservation Order detailed at Appendix 2 of the officer's report did not inhibit plans for houses on the site.
- The proposed modifications to the existing temporary Tree Preservation Order as permanent pleased residents as it was reduced in size.
- The revisions also protected the woodland and biodiversity.
- It was crucial that residents voices who came to him for support were heard.
- It was hoped the modifications to the Tree Preservation Order would be approved.

Susan Nock, local resident, addressed Planning Committee in support of the modified Tree Preservation Order, covering the following main points:

- She had lived in Riseholme Road for 30 years, her house backed up to the woodland area.
- She herself put forward the application for a Tree Preservation Order at the site the previous year.

- She was pleased the Planning Authority wanted it to be made permanent.
- Objections had been received from Lindum Construction Group, having submitted an application to develop the site, and Lincoln Cathedral, owner of the quarry.
- The objection was based on incorrect information and was a misrepresentation. The Tree Preservation Order was not premature as the planning application submitted was for Outline permission only.
- The objection suggested the land in question was not woodland. However, the objector's own tree report included within their planning submission identified it as woodland.
- The objection questioned whether the trees had any great amenity value, being of limited quality. However, 27 of the categories were classified as moderate quality and only 6 unclassified.
- The planning process was robust. Planning decisions since 1995 had protected the bund and its associated woodland.
- The Tree Preservation Order ensured that protection would continue for the benefit of the local population, wildlife and the environment.
- She was surprised and shocked by the objection, facts needed to be checked and residents views listened to here.

Members considered the content of the report in further detail.

The following comments emerged from discussions held:

- Who would be responsible for the maintenance of the trees?
- It was pleasing to see local residents coming forward in a legitimate way to protect their local environment.
- Members were also pleased that intelligent conversations between residents and the Planning Authority had resulted in a compromise solution being reached.
- The health of the trees would be enhanced, following discussions with any potential developer.
- The potential developer had suggested a reduced Tree Preservation Order, which was perhaps the reason why they had chosen not to attend to speak this evening.

The Arboricultural Officer offered the following points of clarification:

- He had visited the site.
- Many of the trees included within the Tree Preservation Order were on level ground and unlikely to suffer from destabilisation of root systems.
- The trees had grown together over a period of years and had much greater value as a collective group.

Simon Cousins, Planning Team Leader added the following points of clarification:

- Any damage to the roots of the trees would be protected by the Tree Preservation Order.
- Most of the trees were on private land and as such their maintenance was the responsibility of the individual that owned the land, not the Council.
- Many of the trees were quite young and would be covered by a landscaping scheme as determined by the Planning Authority in the event that future planning permission be granted for the site.

Members asked whether the trees would be pruned to enhance their growth.

The Arboricultural Officer responded that any development would need to be linked to wildlife areas. Pruning to the collective canopies at the current time would be detrimental to their health.

RESOLVED that Tree Preservation Order No 174 be confirmed with the suggested modifications as detailed at Appendix 2 of the officers report and that delegated authority be granted to the Assistant Director of Planning to carry out the requisite procedures for confirmation.

80. Corner Of Sincil Street & Waterside South, Lincoln

The Assistant Director of Planning:

- a. advised that outline planning permission was sought for the erection of a hotel at the corner of Waterside South and Melville Street in respect of access with all other matters; appearance, landscaping, layout and scale reserved
- b. explained that the proposed hotel was for approximately 120-150 beds, with front of house and restaurant facilities provided at ground level
- c. advised that the proposal had been subject to pre application discussions and had also been negotiated during the course of the application, with revisions secured and revised plans received; the main changes to the scheme comprised the removal of a storey and the realignment of the building line back from Melville Street
- d. highlighted that whilst all matters except access were reserved, given the location of the site within the Cathedral and City Centre Conservation Area, and the potential effect of the hotel on views of the historic hillside and Cathedral, indicative details of the potential height, scale, massing and design parameters of the building were required as part of the Outline submission
- e. advised that as the application was for Outline permission, the detailed design of the hotel had not been finalised, however, a design code had been provided as part of the application, along with an indication of height and massing with the final elevational treatment and material pallets to be agreed at Reserved Matters stage
- f. reported that the site, formerly the Co-op City Square Shopping Centre and car park was currently vacant, all existing structures on the site would be demolished, including the existing footbridge which spanned Melville Street and landed within the NE corner of the application site
- g. explained that the proposed hotel site was 1911m² in an area located immediately south of the River Witham, part of the wider Cornhill Quarter redevelopment scheme and close to the recent developments of the new Central Car Park and the City Bus Station
- h. confirmed the location of the site within the Cathedral and City Centre and Conservation Area No1 and within the Central Mixed Use Area

- i. advised that an application for full planning permission had also been submitted on behalf of McCarthy Stone for a scheme of apartments, associated parking and living facilities with ground floor retail for the remainder of the City Square Shopping Centre site to the east of the application site (2022/0128/FUL)
- j. provided details of the policies pertaining to the application, as follows:
 - Policy LP1: A Presumption in Favour of Sustainable Development
 - Policy LP17: Landscape, Townscape and Views
 - Policy LP26: Design and Amenity
 - National Planning Policy Framework
- k. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Local and National Planning Policy
 - Demolition in the Conservation Area including existing buildings and footbridge
 - Effect on established key views including the historic hillside and Cathedral
 - Effect on the Character and Appearance of the Conservation Area and Visual Amenity
 - Impact on Residential Amenity
 - Vitality and Viability of the City Centre
 - Highways
 - Flood Risk/Drainage
 - Land Contamination
 - Air Quality
 - Fume Extraction
 - Trees and Landscaping
 - Ecology
- l. outlined the responses made to the consultation exercise
- m. referred to the Update sheet which included further representations received in respect of the proposed planning development and an additional proposed officer condition requiring the submission of an energy statement, subject to planning permission being granted
- n. added that the Highways Authority had requested a Section 106 contribution of £500,000 as mitigation for removal of the footbridge, to provide improved walking and cycling infrastructure at this location, however, officers had concluded that the requested contribution did not meet the tests within NPPF (para 57) as highway users had alternative options comparable to the footbridge to cross Melville Street
- o. reported that an S106 contribution towards additional electric car charging facilities (EVC) at Central Car Park was requested for use of guests using the hotel, which did not have on-site parking
- p. concluded that:

- It was considered that the proposed hotel would help meet the need for visitor accommodation in the city centre, and provide wider public benefits through improvements to public realm and increased activity to Melville Street, investment within the city and contributing to the vitality and viability of the city centre.
- The revised scheme as shown on the indicative plans would be an enhancement to the street scene by developing this gap site and removing the pedestrian footbridge over Melville Street, to the benefit of the character and appearance of the conservation area.
- Revisions to the proposal had secured improvements including maintaining views of the Cathedral and the historic hillside and replacement planting of trees.
- The proposed outline application for the principle of the development of the site for a hotel was therefore considered to be in accordance with both local and national planning policy.

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

The following comments were received from members:

- It was pleasing to see the great effort taken during pre-application discussions and the planning process to reduce massing and site lines of the Cathedral.
- More trees would be planted to replace those lost.
- The loss of the footbridge would provide access issues. There was no detail in the report on mitigation measures to address this.
- The Highways Authority had approved removal of the footbridge asking for £500,000 in mitigation of this.
- Officers had worked at an outstanding level to make the scheme viable.
- There were bus/train and car parking facilities close by.
- There were already several places to cross the road when the footbridge was removed.
- Public safety was important during the removal of the bridge.
- This would be a great quality asset for this gateway to the City should reserved matters for the hotel be granted.
- It was pleasing to see EVC points would be installed in the Central Car Park.
- It was hopeful there would be a green wall fronting the hotel onto Broadgate. An extra condition was desirable to encourage the developer to do this.
- The Highways Authority may take a different view on the demolition of the bridge should an s106 payment fail to be awarded.
- Provision of solar panels in aspiration for a greener net zero carbon development was desirable.
- It was good to see the Highways Authority had made comments on the outline planning application.
- More hotels were needed in the City.
- This development would revive an unloved corner of our City.
- Mature replacement trees would be preferred higher than 2 metre specimens.
- The footbridge would not be missed. Had a pedestrian count on its usage been undertaken?
- As part of the Lincolnshire Transport Strategy it was hoped the carriageways would be improved/become calmer.

- The footbridge was originally built to serve pedestrian traffic on Waterside South cycling/walking to multiple engineering businesses.

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

- There was a proposal for a residential scheme adjacent to the application site, however, as yet it was not at a stage to be considered by Planning Committee.
- Regarding the request from the Highway Authority for an S106 contribution of £500,000 as mitigation for removal of the footbridge, officer advice was that it did not meet the tests of necessity and should not be pursued as part of the recommendation to grant planning permission.
- Climate change agenda – Should members be so minded, an additional condition could be added to the proposed grant of planning permission to cover energy conservation within the development, to include measures such as insulation, solar panels on the roof and associated schemes in line with requirements referred to in the Local Plan.
- The decision to be considered by members this evening was whether outline planning permission should be granted for the proposed development. The footbridge was in the ownership of Lincolnshire County Council. Its removal was covered under separate legislation.
- A landscaping condition could be included at Reserved Matters stage regarding energy conservation and replanting of heavy standard tree for specimens.
- The proposals included a significant uplift in the number of trees in the scheme as they stood and lower level landscaping in the interests of visual/environmental and biodiversity considerations.
- A survey undertaken on the numbers crossing the bridge showed that it was not well used. The Highways Authority had not disputed this.

Members complimented officers on their valuable work on the production of the Local Plan.

RESOLVED that outline planning permission be granted, subject to the signing of a section 106 for the provision of electric vehicle charging points within the adjacent Central Car Park.

Standard Conditions

- 1) The development to which this permission relates shall not be commenced until details of the following (hereinafter referred to as the "reserved matters") have been submitted to and approved by the Local Planning Authority.
 - (a) The layout of the Building(s)
 - (b) The scale of the building(s), including the height, massing and internal planning.
 - (c) The external appearance of the building(s), to include details of all external materials to be used, their colours and textures.
 - (d) Means of access to, and service roads for the development, including road widths, radii and sight lines, space for the loading, unloading and manoeuvring and turning of service vehicles and their parking; space for car parking and manoeuvring.
 - (e) A scheme of landscaping for those parts of the site not covered by

buildings to include surface treatments, walls, fences, or other means of enclosure, including materials, indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

- 2) Application for the approval of the reserved matters shall be made to the local planning authority within three years of the date of this permission.
- 3) The development hereby permitted shall be begun either within three years of the date of this permission or within two years of the date of approval of the last of the reserved matters to be approved, whichever is the later.
- 4) Bat survey prior to demolition of the building on the site
- 5) Fume Extraction
- 6) Noise report for both the generation of noise and effect of adjacent noise on the building
- 7) Standard Preliminary Risk Assessment for Land Contamination
- 8) Archaeological WSI to be submitted with the Reserved Matters application
- 9) Construction Environmental Management Plan
- 10) Details of a surface water drainage scheme
- 11) Details of Energy Statement condition
- 12) Landscaping condition to include replanting of 'heavy' standard trees

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SUBJECT:	WORK TO TREES IN CITY COUNCIL OWNERSHIP
DIRECTORATE:	DIRECTOR OF COMMUNITIES AND ENVIRONMENT
REPORT AUTHOR:	STEVE BIRD – ASSISTANT DIRECTOR (COMMUNITIES & STREET SCENE)

1. Purpose of Report

- 1.1 To advise Members of the reasons for proposed works to trees in City Council ownership, and to seek consent to progress the works identified.
- 1.2 This list does not represent all the work undertaken to Council trees. It is all the instances where a tree is either identified for removal, or where a tree enjoys some element of protection under planning legislation, and thus formal consent is required.

2. Background

- 2.1 In accordance with policy, Committee's views are sought in respect of proposed works to trees in City Council ownership, see Appendix A.
- 2.2 The responsibility for the management of any given tree is determined by the ownership responsibilities of the land on which it stands. Trees within this schedule are therefore on land owned by the Council, with management responsibilities distributed according to the purpose of the land. However, it may also include trees that stand on land for which the council has management responsibilities under a formal agreement but is not the owner.

3. Tree Assessment

- 3.1 All cases are brought to this committee only after careful consideration and assessment by the Council's Arboricultural Officer (together with independent advice where considered appropriate).
- 3.2 All relevant Ward Councillors are notified of the proposed works for their respective wards prior to the submission of this report.
- 3.3 Although the Council strives to replace any tree that has to be removed, in some instances it is not possible or desirable to replant a tree in either the exact location or of the same species. In these cases, a replacement of an appropriate species is scheduled to be planted in an alternative appropriate location. This is usually in the general locality where this is practical, but where this is not practical, an alternative location elsewhere in the city may be selected. Tree planting is normally scheduled for the winter months following the removal.

4. Consultation and Communication

- 4.1 All ward Councillors are informed of proposed works on this schedule, which are within their respective ward boundaries.
- 4.2 The relevant portfolio holders are advised in advance in all instances where, in the judgement of officers, the matters arising within the report are likely to be sensitive or contentious.

5. Strategic Priorities

5.1 Let's enhance our remarkable place

The Council acknowledges the importance of trees and tree planting to the environment. Replacement trees are routinely scheduled wherever a tree has to be removed, in-line with City Council policy.

6. Organisational Impacts

6.1 Finance (including whole life costs where applicable)

i) Finance

The costs of any tree works arising from this report will be borne by the existing budgets. There are no other financial implications, capital or revenue, unless stated otherwise in the works schedule.

ii) Staffing

N/A

iii) Property/Land/ Accommodation Implications

N/A

iv) Procurement

All works arising from this report are undertaken by the City Council's grounds maintenance contractor. The Street Cleansing and Grounds Maintenance contract ends August 2026. The staff are all suitably trained, qualified, and experienced.

6.2 Legal Implications including Procurement Rules

All works arising from this report are undertaken by the Council's grounds maintenance contractor. The contractor was appointed after an extensive competitive tendering exercise. The contract for this work was let in April 2006.

The Council is compliant with all TPO and Conservation area legislative requirements.

6.3 Equality, Diversity and Human Rights

There are no negative implications.

7. Risk Implications

- 7.1 The work identified on the attached schedule represents the Arboricultural Officer's advice to the Council relevant to the specific situation identified. This is a balance of assessment pertaining to the health of the tree, its environment, and any legal or health and safety concerns. In all instances the protection of the public is taken as paramount. Deviation from the recommendations for any particular situation may carry ramifications. These can be outlined by the Arboricultural Officer pertinent to any specific case.
- 7.2 Where appropriate, the recommended actions within the schedule have been subject to a formal risk assessment. Failure to act on the recommendations of the Arboricultural Officer could leave the City Council open to allegations that it has not acted responsibly in the discharge of its responsibilities.

8. Recommendation

- 8.1 That the works set out in the attached schedules be approved.

Is this a key decision? No

Do the exempt information categories apply? No

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply? No

How many appendices does the report contain? One

List of Background Papers: None

Lead Officer: Steve Bird,
Assistant Director (Communities & Street Scene)
Steve.bird@lincoln.gov.uk

**NOTIFICATION OF INTENDED WORK TO TREES AND HEDGES
RELEVANT TO THEIR CITY COUNCIL OWNERSHIP STATUS.
SCHEDULE No 4 / SCHEDULE DATE: 28/06/2023**

<i>Item No</i>	<i>Status e.g., CAC</i>	<i>Specific Location</i>	<i>Tree Species and description/ reasons for work / Ward.</i>	<i>Recommendation</i>
1	N/A	Boultham Park – Close proximity to the café	<u>Boultham Ward</u> 1 x Elm <u>Retrospective notice</u> This tree has been in decline for a number of years and has recently succumbed to Dutch Elm Disease – the tree was removed due to its close proximity to a frequently used public footpath.	Replace with 1 x Zelkova serrata, to be placed in close proximity to the original planting.
2	N/A	Carholme Golf Course – next to fairway number 1	<u>Carholme Ward</u> 1 x Horse Chestnut <u>Fell</u> This tree has recently suffered from major branch failure due to the presence of soft rot fungi; the structural integrity of the tree is therefore compromised and may unpredictably fail.	Approve works. Replace with 1 x Corylus avellana
3	N/A	5 Minting Close – rear garden of council owned property.	<u>Castle Ward</u> Leyland cypress hedgerow <u>Fell</u> The removal of this hedge line has been requested by housing–historic maintenance has led to the creation of a branch framework which is prone to unpredictable collapse during storm events.	Approve works. Replace with 5 x Betula utilis subsp.jacquemontii, to be planted to the front of Amble Close garage site.

4	N/A	5 Woodburn Close	<p><u>Castle Ward</u> 1 x Weeping Willow <u>Fell</u> This tree is located at the apex of three garden boundaries and is causing considerable damage to adjacent fence lines and hard surfacing.</p>	<p>Approve works.</p> <p>Replace with a Trident Maple, to be planted in a suitable position within grassland located at Clarendon Gardens</p>
5	N/A	Hartsholme Country Park – Eastern corner of lake.	<p><u>Hartsholme Ward</u> 1 x Holly 1 x hybrid Poplar <u>Fell</u> These trees are located in close proximity to the access areas utilised by the Witham Drainage Board to remove accumulated debris from within the lake - Removal is requested to allow the creation of a stable platform on which tracked machinery will be able to operate in a safe manner.</p>	<p>Approve works.</p> <p>Replace trees with 2 x Pinus wallichiana - these trees are intended to replace 2 Bhutan pines within the park which have recently been removed.</p>
6	N/A	16 Marlowe Drive	<p><u>Glebe Ward</u> 1 x Cuprocyparis 6 x Cupressus 1 x Buddleia 1 x Cherry <u>Fell</u> These trees are located within the back garden of a void property – the rear garden is heavily overgrown and cannot be utilised effectively by potential residents.</p>	<p>Approve works.</p> <p>Plant 9 x replacement native trees within King Georges playing field; these are intended to replace trees which have recently died due to drought stress.</p>

7	TPO	18 Cottesmore Road – footpath to rear	<p><u>Hartsholme Ward</u></p> <p>1 x English Oak</p> <p><u>Fell</u></p> <p>This is a small diameter tree of poor form which is causing direct damage to the adjoining property boundary – the asymmetrical nature of the tree prevents formative pruning which may otherwise enable the trees retention.</p>	<p>Approve works.</p> <p>Replace with 1 x Bird Cherry, to be located in a suitable position, within grassland to the rear of the property.</p>
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Application Number:	2023/0198/HOU
Site Address:	74 Carholme Road, Lincoln, Lincolnshire
Target Date:	18th May 2023
Agent Name:	None
Applicant Name:	Mr Tanzeel Rehman
Proposal:	Erection of single storey rear extension.

Background - Site Location and Description

The application property is 74 Carholme Road, a two storey terraced property. The application proposes the erection of single storey extensions to the existing property.

The application is brought before Planning Committee as it has more than 4 objections, including a written representation from Ward Councillor Lucinda Preston.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 7th June 2023.

Policies Referred to

- National Planning Policy Framework
- Policy S53 Design and Amenity

Issues

To assess the proposal with regard to:

1. National and Local Planning Policy
2. Principle of the development
3. Impact on the amenity of nearby properties
4. Design and impact on visual amenity
5. Highway safety, access and parking

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2023.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received

Environmental Health	Comments Received
West End Residents Association	Comments Received

Public Consultation Responses

Name	Address
Miss Sarah Jenkins	15 Queens Crescent Lincoln Lincolnshire LN1 1LR
Cllr Lucinda Preston	Cllr Lucinda Preston
Mr Joss Cope	76 Carholme Road Lincoln LN1 1ST
Mr John Bustin	65 Richmond Road Lincoln Lincolnshire LN1 1LH
Mr Robin Lewis	22 York Avenue Lincoln Lincolnshire LN1 1LL
Mr Andrew Ross	57 Arthur Taylor Street Lincoln Lincolnshire LN1 1TL
Mr Stephen Green	236 West Parade Lincoln Lincolnshire LN1 1LY

Consideration

1) Accordance with National and Local Planning Policy

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

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

Paragraph 130 states that planning decisions should ensure that developments:

- a. will function well and add to the overall quality of the area, not just for the short term

but over the lifetime of the development;

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

The application is for alterations to a residential dwelling and therefore Policy S53 - Design and Amenity of the Central Lincolnshire Local Plan is relevant.

Policy S53 states that all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.

Good design will be at the centre of every development proposal and this will be required to be demonstrated through evidence supporting planning applications to a degree proportionate to the proposal.

All development proposals will be assessed against, and will be expected to meet the required design and amenity criteria as identified within the policy. This criteria shall be discussed below.

2. Principle of the Development

The existing dwelling is occupied as a C4 HMO which permits up to 6 individuals to live within the property. The application proposes a single storey extension to the rear to accommodate expanded living space and officers may therefore principally consider the physical and visual impact of the extension upon the neighbouring properties. Written representations have questioned the use of this space, suggesting that it may in fact be used as an additional bedroom space. The case officer has subsequently confirmed with the applicant that the structure is intended to improve the layout of the property for its current use as a small HMO for 3-6 persons. Notwithstanding this, an extension to the property to accommodate an additional bedspace would not change the established use of the property, which could also make use of permitted development rights to extend without the need for planning permission.

The application has attracted a number of written representations objecting the proposal.

The officer's report will cover all of the material planning considerations raised throughout the application process. All representations are copied in full as part of your agenda. A number of other concerns have also been raised which are not within the remit of the planning process. Nonetheless, these points have been discussed to provide clarity for the members of the Planning Committee.

3. Impact on Amenity of Nearby Uses

The proposed extension would replace the existing single storey offshoot measuring approximately 10.7m in total length, the majority of the footprint at approximately 3.1m in width with a small element stretching across the entirety of the rear elevation. The new structure would have a single pitched roof measuring 2.5m at the eaves and 3.4m at the highest point as it adjoins the adjacent attached offshoot of no. 76 Carholme Road.

Whilst the total projection is significant, the majority of the off shoot is located on the boundary with the rear offshoot of No. 76 with a further approximately 3.8m projection beyond. As the extension is single storey and adds a minor projection beyond the existing, it is not considered that it would be unduly overbearing when viewed from No. 76, nor would it result in any significant loss of light. There are no windows proposed in the elevation facing No. 76 and therefore there would be no issues of overlooking to this neighbouring property.

To the opposite boundary the proposal would have a minimal extension positioned on the boundary line, reducing to an approximately 1.5m separation from proposed extension to side boundary. The structure would have a greater impact than existing; however, it is not considered that the new extension would be overbearing nor result in any harmful loss of light. The extension replicates the existing number of window openings to the side elevation and it is not therefore considered that overlooking to No. 72 would not be exacerbated beyond the current levels between these two neighbours.

A number of written representations have suggested that the extension would lead to an increase in noise, disturbance and potential anti-social behaviour in the locality. Whilst an enhancement of the existing living space and accommodation may potentially allow for a future increase in numbers within the existing property, the application to be considered is for a residential extension. A single storey extension for improved living accommodation would not therefore be considered to result in any harmful level of noise or disturbance within an existing residential area.

There are no other properties in the vicinity which would be physically affected by the proposal it is therefore considered that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy S53.

4. Design and the Impact on Visual Amenity

The single storey extension would provide a subservient addition to the dwelling that would be of a similar height and design to that of the existing and adjacent offshoots in the immediate area. The extension would be constructed from facing brickwork and concrete roof tiles white upvc windows and doors. The proposed materials would not result in any significant impact to the appearance of the dwelling or wider area, in accordance with policy S53 of the CLLP.

5. Highways & Parking

A number of written representations have also raised concerns on the additional potential strain on parking within the locality. Whilst the extension would enhance the accommodation for the existing property it would not alter its existing permitted use. Highways & Planning at Lincolnshire County Council have been consulted and confirmed that the proposed development would not be expected to have an unacceptable impact upon highway safety, a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

6. Other Matters

Written representations have highlighted the marketing of the property as a 6 bed HMO on the applicant's website. The case officer has raised this in conversation with the applicant, who has since confirmed that the advertising used photographs of an existing, previously developed property as an example of what may be proposed at this property. The advertisement has since been taken down. Notwithstanding the above, Officers would reiterate that the property is an established C4 dwelling and can accommodate up to 6 individuals without a material change in its use.

The owner/occupant of the neighbouring dwelling at no. 76 Carholme Road has raised potential construction and party wall issues that may arise during the proposed work. These elements are not strictly planning matters, but have been passed onto the applicant for their information.

Conclusion

The proposals would not have a detrimental impact on the residential and visual amenity of neighbouring properties in accordance with policy S53 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Recommendation

That the application is Granted Conditionally.

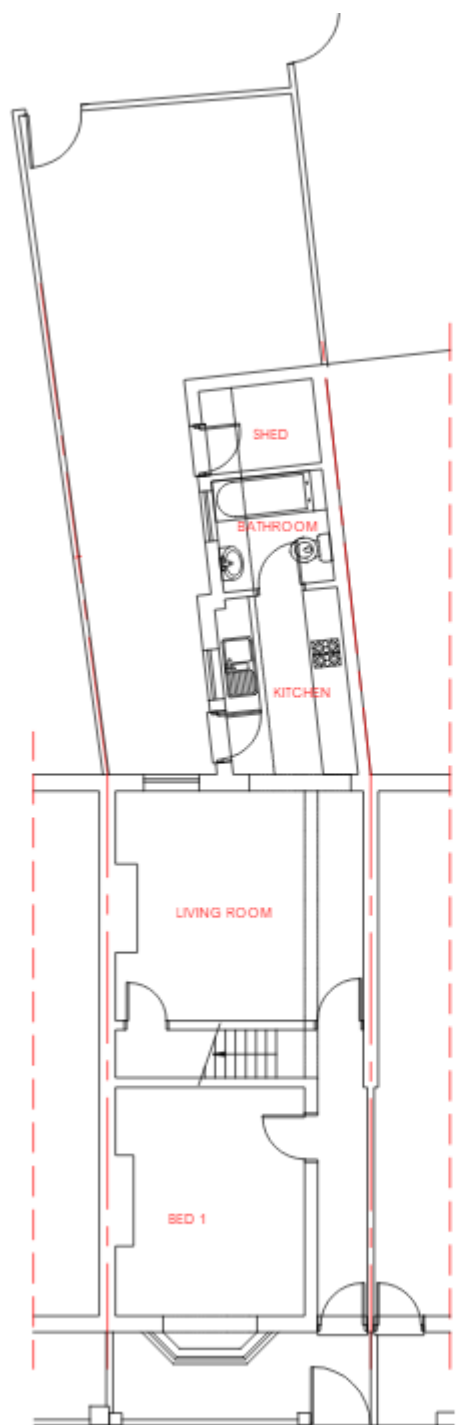
Conditions

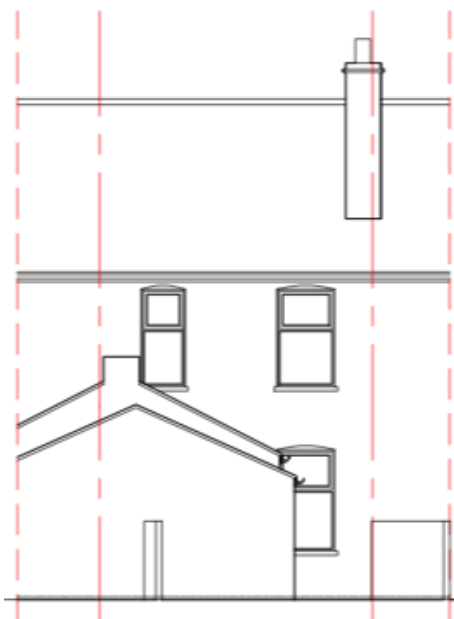
- 3 Years for implementation
- Accordance with approved drawings.

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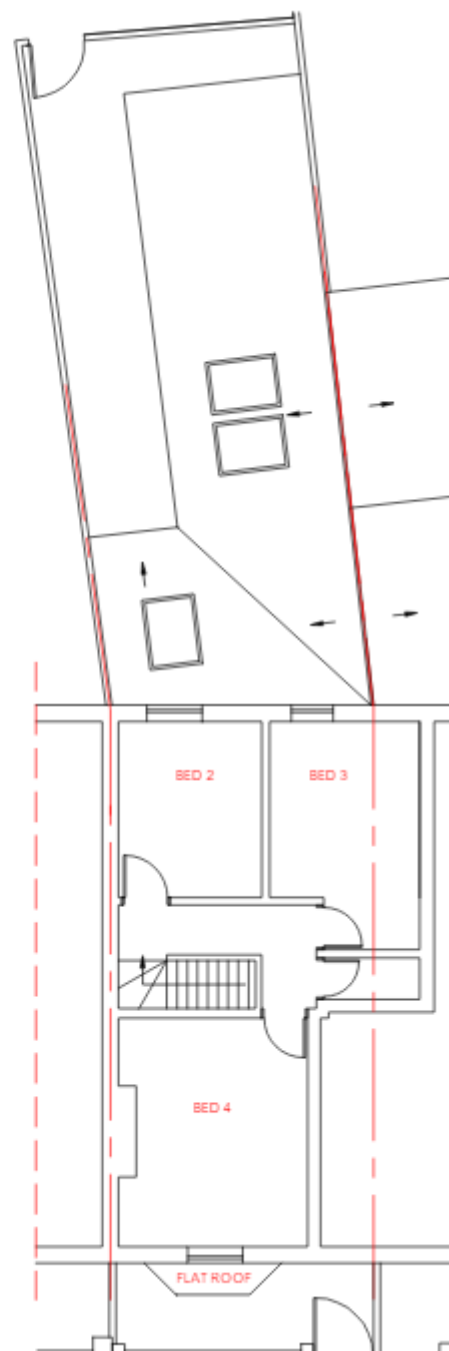
Existing Plans

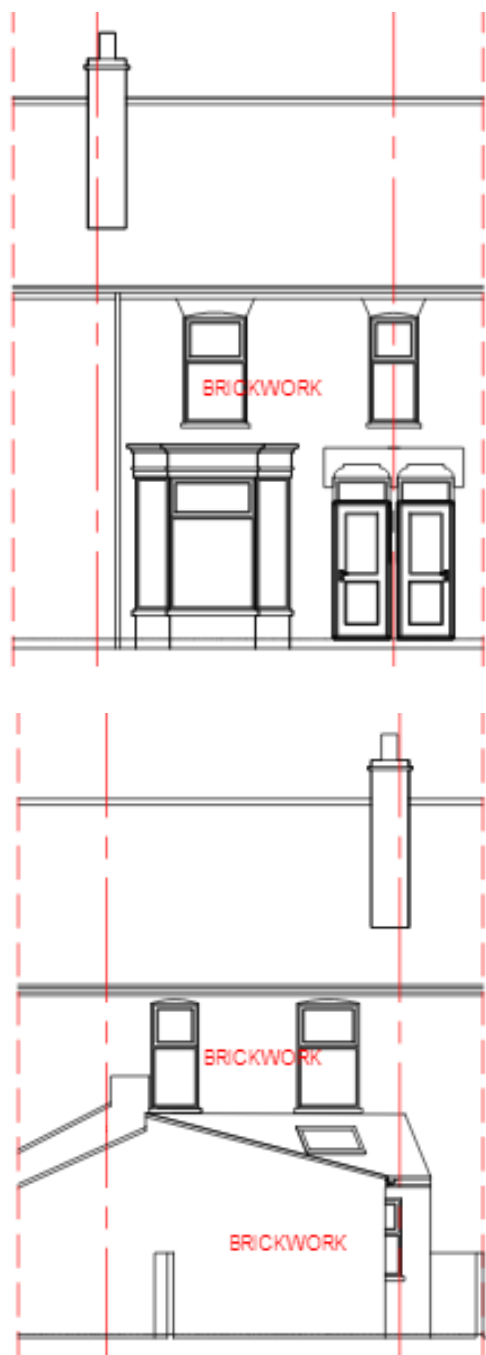
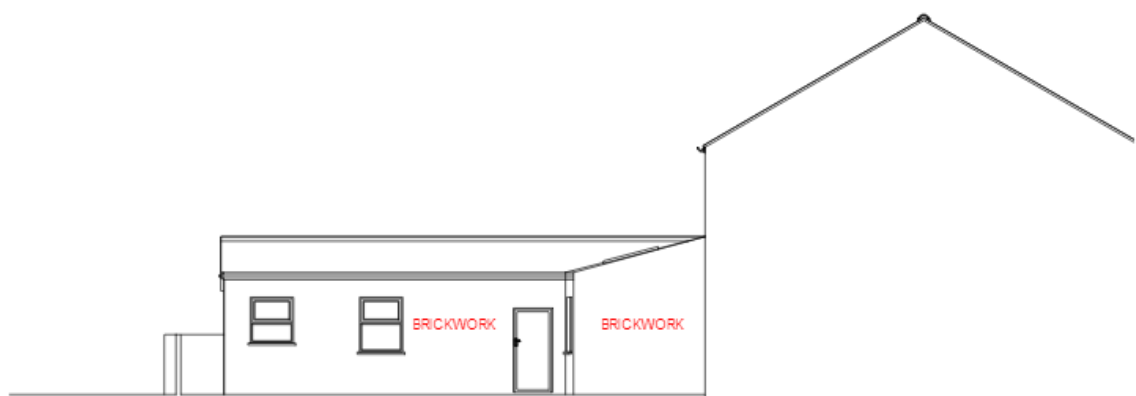






Proposed Plans





Site Photographs













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LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Lincoln City Council
Application number: 2023/0198/HOU
Application Type: Householder
Proposal: Erection of single storey rear extension
Location: 74 Carholme Road, Lincoln, Lincolnshire, LN1 1ST

Response Date: 11 April 2023

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

General Information and Advice

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

Application number: 2023/0198/HOU
Application Type: Householder
Location: 74 Carholme Road, Lincoln, Lincolnshire, LN1 1ST

Highway and Lead Local Flood Authority Report

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

Recommendation: No Objections

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 would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Comments:

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood 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 flood risk and drainage proposals for this planning application.

The proposal is for the erection of single storey rear extension and it does not have an impact on the Public Highway or Surface Water Flood Risk.

Officer's Name: Justine Robson
Officer's Title: Senior Development Management Officer
Date: 11 April 2023

Consultee Comments for Planning Application 2023/0198/HOU

Application Summary

Application Number: 2023/0198/HOU

Address: 74 Carholme Road Lincoln Lincolnshire LN1 1ST

Proposal: Erection of single storey rear extension.

Case Officer: null

Consultee Details

Name: Mr Ian Wicks

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

Email: Not Available

On Behalf Of: Environmental Health

Comments

I confirm that I have no objections or observations to make regarding this application.

15th April 2023

Mr Kieron Manning,
Planning Department,
City of Lincoln Council,
City Hall,
LINCOLN LN1 1LA

Re: Planning application for 74 Carholme Road

Dear Mr Manning,

I am making an objection to the above planning application. Creating an extra room in this property would be inappropriate for the following reasons.

Firstly, this change would reduce the outdoor space of the property. This would affect the Victoria character of the house but would also have an adverse effect on those people living in the property. Linked to this, the living space of the property would be much closer to nearby properties. This would have an impact in terms of noise, especially if a window was open. The close proximity would also reduce privacy.

Secondly, the owner of the property has already advertised additional bedrooms on local property sites for the new academic year (September 2023 onwards). This raises the suspicion that this new room will not, in fact, be living space but another bedroom. Linked to this, we know that there is already a documented strain on parking availability in the area. It is possible that another occupant of this property would have a car and this would add to the parking issues already faced by residents in the vicinity as well as issues related to vehicular access for emergency vehicles and refuse lorries.

I am asking the planning committee to consider the impact of this development on residents in the West End and to refuse the planning application.

Yours sincerely,

Cllr Lucinda Preston,
Carholme ward, Lincoln City Council

Consultee Comments for Planning Application 2023/0198/HOU

Application Summary

Application Number: 2023/0198/HOU
Address: 74 Carholme Road Lincoln Lincolnshire LN1 1ST
Proposal: Erection of single storey rear extension.
Case Officer: null

Consultee Details

Name: Jayne Arnold
Address: 1 Tennyson Street, Lincoln, Lincolnshire LN1 1LZ
Email: Not Available
On Behalf Of: West End Residents Association

Comments

West End Residents Association strongly objects to this planning application.

Although it would appear to be seeking to create a utility room, this application is for a HMO with currently 4 bedrooms. WERA notes however that this property is currently being marketed on the Bricliving website as a 6 bedroom property available from August 2023.

It is flouting the spirit of Article 4, seeking only to increase the number of rooms available to a transient population who contribute little to our community, and frequently actually bring about harm and distress to local residents. This planning proposal would seek to build over most of the available garden that would have been able to be used by all the occupants of the house. This would also have an environmental impact in reducing the greenery which provides oxygen and a habitat for wildlife and birds. This would also make it less likely that his property could be returned to be a family home, should it be sold at some point in the future.

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

We strongly object to this planning application that is seeking, by stealth, to open a loophole around Article 4 that would be of great detriment to our area.

Written Representations

Comments for Planning Application 2023/0198/HOU

Application Summary

Application Number: 2023/0198/HOU

Address: 74 Carholme Road Lincoln Lincolnshire LN1 1ST

Proposal: Erection of single storey rear extension.

Case Officer: null

Customer Details

Name: Miss Sarah Jenkins

Address: 15 Queens Crescent Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a HMO property in a residential area. I object on the grounds of additional noise this will bring to the area, the issues these HMO properties add to already problematic car parking issues in the area. The plans are building over a garden, thereby reducing biodiversity and decreasing soaking of rainwater.

Comments for Planning Application 2023/0198/HOU

Application Summary

Application Number: 2023/0198/HOU

Address: 74 Carholme Road Lincoln Lincolnshire LN1 1ST

Proposal: Erection of single storey rear extension.

Case Officer: null

Customer Details

Name: Mr John Bustin

Address: 65 Richmond Road Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object on the grounds of the following .

Additional parking will cause disruption in an already over crowded area .

Poor infrastructure in area around rainwater dispersal . See flooding of road etc .

Reduction of biodiversity grass area impacting on area .

Low water pressure already periodically evident will again due to demand cause further problems for current residence .

Comments for Planning Application 2023/0198/HOU

Application Summary

Application Number: 2023/0198/HOU

Address: 74 Carholme Road Lincoln Lincolnshire LN1 1ST

Proposal: Erection of single storey rear extension.

Case Officer: null

Customer Details

Name: Mr ANDREW ROSS

Address: 57 Arthur Taylor Street, Lincoln, Lincolnshire LN1 1TL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: More and more buildings going up, spoiling this area and cramming more work in this beautiful area. Car parking is crazy round this area and if another tenant came with a car, it adds to the problem. Infrastructure is a big problem down here, the Dr's are rammed full and although one person make not make a lot of difference, please look to see how many houses down here have been altered for letting rooms. This would be opposite the Council flats on Carr Street, Already from this row of houses is many Students, who have parties and cause noise. We are being cramped in this area.

Comments for Planning Application 2023/0198/HOU

Application Summary

Application Number: 2023/0198/HOU
Address: 74 Carholme Road Lincoln Lincolnshire LN1 1ST
Proposal: Erection of single storey rear extension.
Case Officer: null

Customer Details

Name: Mr Joss Cope
Address: 76 Carholme road Lincoln

Comment Details

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

Comment: The proposed plans show the extension being built on my property with a double skin wall replacing the current party wall in the garden. The proposed plans do not make any reference to getting a party wall agreement, which will be required, and has not happened yet.

The proposed extension would also require building foundations on my property. I am concerned about my property being damaged due to the extension being built. The existing kitchen extension for both houses is period in nature and I believe they require each other to remain structurally sound. This is evident in the furthest room of the extension, whereby there is only a single skin wall between the two properties.

As shown on the advert on the Bric living website, the property is being advertised as a 6 bed, yet the planning permission states it will be 4. Regardless, the increased living space proposed may mean that the number of residents in the property increases, which will increase noise. A further concern is that there will not be adequate parking spaces for more residents. Currently, cars are sometimes parked on the grass behind the property rather than in the designated bays, implying there are insufficient number of spaces currently for the residents in the area.

The plans show that the height of the party wall will increase by over a metre from the current wall, which I feel is excessive.

There is also no mention of the trees, both in my garden and the patch of grass immediately next to the garden of 74 Carholme Road.

Comments for Planning Application 2023/0198/HOU

Application Summary

Application Number: 2023/0198/HOU

Address: 74 Carholme Road Lincoln Lincolnshire LN1 1ST

Proposal: Erection of single storey rear extension.

Case Officer: null

Customer Details

Name: Mr Robin Lewis

Address: 22 York Avenue, Lincoln Lincoln LINCORN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application is for an extension comprising a 'utility' room and shower according to the plans. However this is currently a 4 bed HMO but is being advertised on the Bricliving website as a 6 bed property available from Sept this year. It is therefore clear that the planning application does not reflect the true intent of plans for the property. I also understand that the landlord of this property built a similar extension in Avondale Street to provide further accommodation and did not even apply for planning permission for this. The same landlord has also made a similar application at 45 Newland St West which also shows an additional 'utility' room.

These applications would clearly result in a further increase in the already densely populated West End resulting in the potential for further noise and anti-social behaviour issues together with yet more pressure on car parking space which is at an absolute premium in the West End.

For these reasons I ask the Planning Committee to reject this application and also the one for 45 Newland St West

Comments for Planning Application 2023/0198/HOU

Application Summary

Application Number: 2023/0198/HOU

Address: 74 Carholme Road Lincoln Lincolnshire LN1 1ST

Proposal: Erection of single storey rear extension.

Case Officer: null

Customer Details

Name: Mr Stephen Green

Address: 236 West Parade Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If this an extension to a HMO as it reads, the properties in the area are already maintained to a poor standard. Continuing to increase property sizes that will not be maintained is not required. Properties in the area should be transitioning to family homes, increasing the student accommodation at the university was approved on the premise the local area would transition to family properties. - I assume.

Thanks.

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Application Number:	2023/0129/LBC
Site Address:	Garages To The South West Of Pottergate Monument, Pottergate, Lincoln
Target Date:	30th June 2023
Agent Name:	None
Applicant Name:	Mr Michael Graves
Proposal:	Opening up of existing opening within rear, west wall of garage (Listed Building Consent).

Background - Site Location and Description

The application is for listed building consent for the opening up a previously blocked up doorway within a garage wall. The doorway would lead into land within the applicant's ownership albeit currently incorporated into the garden of No. 3 Greestone Place. No. 3 Greestone Place is a Grade II listed building.

The application is for listed building consent only; the works to re-open the doorway are not considered to be development and therefore do not require full planning permission.

The application has been called to Planning Committee by Councillor Mark Storer.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 19th April 2023.

Policies Referred to

- Policy S57 - The Historic Environment
- National Planning Policy Framework

Issues

Impact on the special architectural and historic interest of the listed building.

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2023.

Statutory Consultation Responses

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

Public Consultation Responses

Name	Address
J C & E A Slingsby	3 Greestone Place Lincoln Lincolnshire LN2 1PP
Mr John Lockwood	The Manor Cammeringham Lincoln LN1 2SH
Mr Joseph Jackson	Greestone House Greestone Place Lincoln Lincolnshire LN2 1PP
Councillor Mark Storer	
Mr Rory Bennett	19 Weststands Highbury Square London N5 1FG

Consideration

National and Local Planning Policy

Paragraph 197 of the National Planning Policy Framework (NPPF) requires local planning authorities to take account of the following issues in determining applications which may affect heritage assets and their settings;

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

Policy S57 'Historic Environment' of the Central Lincolnshire Local Plan (CLLP) is permissive of alterations to Listed Buildings, provided the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Impact on the Special Architectural and Historic Interest of the Listed Building

Comments received during the application relate to security concerns, reasoning for the opening and ownership of the land.

The application is considered purely on the impact to the designated heritage asset, issues

regarding the reason for the opening, future use of the garage site or security are not relevant.

The doorway is located within an existing garage therefore access through the doorway once re-opened would only be possible through the garage.

The applicant has confirmed:

1. The blocked-up doorway in question leads to land that the Dean and Chapter own freehold. The land was previously occupied by Mr. Slingsby under a licence from the Dean and Chapter. Notice was served and the licence was terminated in April of this year.
2. Mr. Slingsby owns the land to the west as garden space adjacent to his house.
3. The Dean and Chapter have currently no access to the land, hence the need for an access through the doorway that was blocked up.
4. The doorway will be made secure and locked at all times.

Map regression suggested that the doorway within a former boundary wall is early 19th century or possibly earlier. The garages were a later addition in 1932 and the door was blocked up, although remains clearly visible.

The Principal Conservation Officer states that " the blocking up itself not being carried out to the best quality; the coursing doesn't match and the bricks are clearly different. Therefore, it is reasonable to suggest that the removal of the blocking up brickwork will improve the architectural significance by improving its appearance. Importantly, reintroducing direct access to the reverse side of the wall for the owners will promote and allow for the necessary maintenance to sustain this heritage asset. Given, these two considerable advantages and the ability to understand the evolution from the site from the numerous documented records which have been submitted in support of this application, it is considered that the significance of the heritage assets will be preserved and enhanced by the proposal."

Conditions have been suggested by the Principal Conservation Officer to submit a photographic survey to record both sides of the wall prior to the works being carried and details of any making good to be submitted prior to the works being carried out. These conditions are proposed, should the application be granted.

Officers are satisfied that the proposals represent changes which do not impact on the listed building, No. 3 Greestone Place, as a heritage asset. The proposal would not therefore be prejudicial to the special architectural or historic interest of the listed building, in accordance with Central Lincolnshire Local Plan (CLLP) Policy S57.

The alteration would also be in accordance with paragraph 192 of the National Planning Policy Framework (NPPF) which requires that Local Planning Authorities in determining applications should take account of the desirability of sustaining and enhancing the significance of heritage assets and paragraph 193 which requires consideration of the impact of a proposed development on the significance of a designated heritage asset.

The proposal would preserve the architectural significance of the listed building and

therefore would be in accordance with the duty contained within section 16(2) of the Planning (Listed Buildings and Conservation Areas Act) 1990.

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

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposal is considered to be appropriate and sympathetic to the historic character, fabric and interest of the building, in accordance with Central Lincolnshire Local Plan Policy S57 and guidance within the NPPF.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally

Conditions

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

Reason: Imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

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

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

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

- 03) A photographic survey shall be undertaken and submitted to the Local Planning

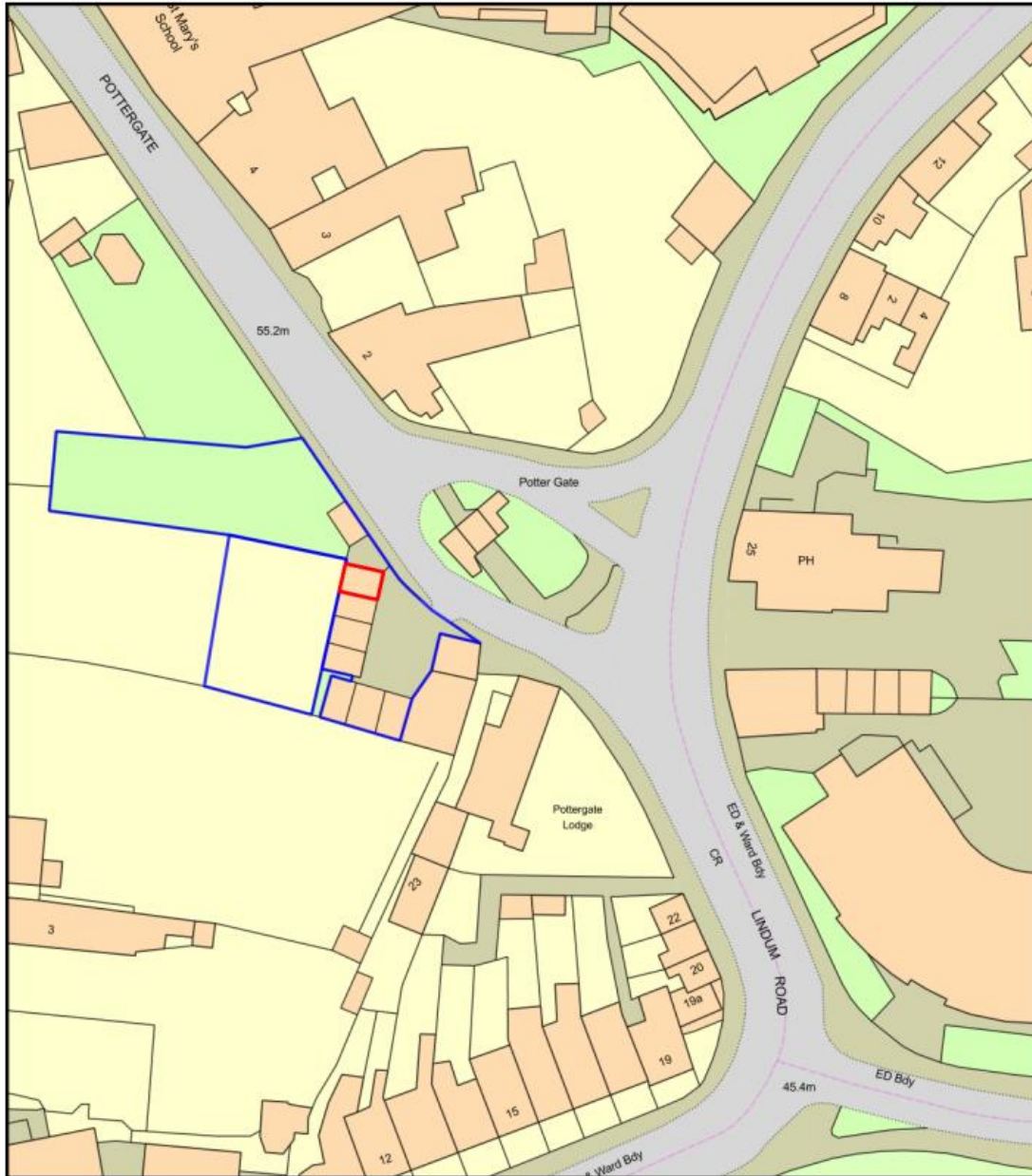
Authority before the works are undertaken.

Reason: In order for a record to be kept of the evolution of the wall.

- 04) Details of any making good required shall be submitted to the Local Planning Authority and approved prior to the works being carried out. These shall include the scope, specification and methodology. The proposal shall then proceed in line with the approved details.

Reason: In the interests of the heritage asset.

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Greestone House Greestone Place Lincoln Lincolnshire LN2 1PP (Objects)

Comment submitted date: Thu 23 Mar 2023

We are the freehold occupiers of Greestone House, Greestone Place, Lincoln LN2 1PP, which is adjacent to the property to which the application pertains (the "Property"). We share a boundary wall with part of the Property.

We have significant security concerns regarding the planning application. We note the same concerns have been expressed in a comment submitted on Monday 20 March 2023 by 19 Weststands, Highbury Square, London N5 1FG as follows: "[t]here are security/amenity concerns for the local planning authority to consider, notably, that if the doorway is opened up this will potentially create an access for individuals not known to the Cathedral or the owner of the private dwelling onto the land in question and potential onto third party land (i.e. the private dwelling's garden)."

We agree. In particular, given the relative height differences between the land in question and our rear garden, opening up the doorway as proposed in the planning application will create a security risk as unknown individuals will be able to gain entry to the rear of our property.

We consider that the planning application to open up the bricked up doorway is most unlikely to be for the purpose relied upon in the planning application, namely that this "will allow access easily to this area for the Cathedral to be able to maintain the space for the foreseeable future", as detailed in the Design and Access Statement. It is noted the ground level from the proposed access point to the garden in the Property is some 3ft-4ft below the garden level (see submitted photographs). See paragraph 6 FAS Heritage document.

The Cathedral has not identified why, after so many years, it now considers it necessary to gain access via the garage section of the Property to the garden area. This is unsatisfactory.

Further, the Design and Access Statement expressly refers to the doorway being eventually bricked back up. This begs the question of why it is necessary to open it in the first place.

Again, no explanation has been proffered in the application. The garden in question is already adequately maintained by the freehold dwellers of 3 Greestone Place.

The Design and Access Statement also notes that all leases for the garages at the rear of the Property (with access to Pottergate) have now ceased. We consider that the timing of the expiry of those leases and this planning application is no coincidence. There is a risk that this planning application is in fact the Cathedral's first step towards a more substantial redevelopment of the Property.

19 Weststands Highbury Square London N5 1FG (Objects)

Comment submitted date: Mon 20 Mar 2023

We note that the application is for listed building consent, however, we cannot see a corresponding planning application for the proposed works (i.e. the removal of bricks) which constitute "development" for the purposes of section 55 of the Town and Country Planning Act 1990 (as amended). As far as we can see no such application has been made and therefore the proposed works would be unlawful if undertaken solely pursuant to the listed building consent (if granted).

Separately, we note that the applicant's design and access statement refers to the fact that the only access to the land is by way of the currently bricked up doorway. There are security/amenity concerns for the local planning authority to consider, notably, that if the doorway is opened up this will potentially create an access for individuals not known to the Cathedral or the owner of the private dwelling onto the land in question and potential onto

third party land (i.e. the private dwelling's garden). As such, a condition should be imposed on the listed building consent (and planning permission), if granted, requiring (i) a secure form of gate to be put in place of the bricks and (ii) that once doorway's use ceases, the doorway should be permanently re-bricked, as is suggested in the design and access statement.

The Manor Cammeringham Lincoln LN1 2SH (Supports)

Comment submitted date: Mon 22 May 2023

1. The blocked-up doorway in question leads to land that the Dean and Chapter own freehold. The land was previously occupied by Mr. Slingsby under a licence from the Dean and Chapter. Notice was served and the licence was terminated in April of this year.
2. Mr. Slingsby owns the land to the west as garden space adjacent to his house.
3. The Dean and Chapter have currently no access to the land, hence the need for an access through the doorway that was blocked up.
4. The doorway will be made secure and locked at all times.

John Lockwood Chair of the Cathedral Property Asset Committee

**PLANNING APPLICATION
GARAGES TO SOUTH WEST OF POTTERGATE MONUMENT, POTTERGATE,
LINCOLN**

**Reference: 2023/0129/LBC
Alternative Reference: PP-11965039**

Submission and comments from:-

J C & E A Slingsby, 3 Greestone Place, Lincoln LN2 1PP

1. We are the freehold owner occupiers of 3 Greestone Place, Lincoln LN2 1PP. This application relates to the east part of our garden which we have occupied since the early 90's when we purchased 3 Greestone Place.
2. The Cathedral granted a long lease (over 100 years) to our predecessor which we converted to freehold ownership. When the lease was granted, the walled garden to the east of our property was retained by the Cathedral despite them having no access to this area, except via our property. No right of way in their favour was reserved.
3. Since we have lived in this house since the early 90's, the Cathedral have never requested access to the garden, save for a geo physical survey and tree assessment carried out recently. We granted access for this purpose.
4. The application to open the bricked up gate is most unlikely to be for "this will allow access easily to this area for the Cathedral to maintain the space for the foreseeable future", as detailed in their design and access statement. It is noted the ground level from their property is some 3ft-4ft below the garden level which they propose accessing (see submitted photographs). See paragraph 6 FAS Heritage document.
5. The Cathedral in their application refer to closing the gate (numbering the bricks for reinstatement, etc.) Why open it?
6. We believe this application to be the preliminary strategy of a more comprehensive re-development application, this being the removal of a possible obstacle to a subsequent application.

Clearly there is a more comprehensive ambition, since they have obtained possession of the garages which were previously let to various local tenants.

7. We have requested full consultation with the Cathedral to discuss their overall plans for this area of land and the garages. This request has been denied.

Cont/d

Reference: 2023/0129/LBC

Alternative Reference: PP-11965039

8. We draw attention to the entry in the survey of ancient houses (of Lincoln), which clearly shows this area of land to be part of 3 Greestone Place (see 511 of FAS Heritage statement).
9. We request this application be deferred for further particulars of the development which is envisaged for this area.

Application 2023/0129/LBC

Call in request to planning committee by Cllr Mark Storer – Minster Ward

- The application relates to the east part of the garden of 3 Greestone Place, Lincoln, LN2 1PP. The owner occupiers of 3 Greestone Place have occupied and maintained this land since the early 90's when they purchased the property.
- Whilst the land was retained by the Cathedral, the Cathedral have had no access to the Cathedral except via 3 Greestone Place and it forms part of their garden.
- The Heritage Statement makes it clear that the opening has not been in use since 1907 and had been blocked since at least 1932.
- Since the early 1990s the Cathedral have not requested access to the garden, except for a recent survey.
- There are no reasonable grounds why after so many years, access is required to the garden area through the garage section (Garage 1) as the land is already well maintained by the owners of 3 Greestone Place.
- The application states that the access through garage 1 will eventually be bricked back up so why is it necessary to open it up in the first place?
- The application states the opening up of the doorway "will allow access easily to this area to maintain space for the foreseeable future". However, the ground level from the Cathedral garage side of the access is 3-4ft below the ground level of the garden side of the access.
- Local residents have significant security concerns about the application namely that opening up the doorway will potentially create access for unknown individuals into the gardens of local residents.
- The design and access statement notes that the leases to the garages behind the access has now ceased. Local residents fear that the timing of the expiry of the leases and this application suggests that a more substantial application is planned.
- Failure of the Cathedral to discuss their overall plans for the area with local residents.
- The site lies within Conservation Area 1: Cathedral and City Centre.

Lincoln Civic Trust

Comment Date: Mon 27 Mar 2023

NO Objection

Highways & Planning

Comment Date: Tue 07 Mar 2023

No Objections.

Application Number:	2023/0240/FUL
Site Address:	34 Eastbourne Street, Lincoln, Lincolnshire
Target Date:	13th June 2023
Agent Name:	None
Applicant Name:	Mr Andrew Brown
Proposal:	Installation of doors to existing car port to create communal bin store.

Background - Site Location and Description

The application property is a block of Council flats located on the corner of Eastbourne Street and Winn Street. The wider block forms 3 flats at 34, 36 and 38 Eastbourne Street which is a two storey building with a double open car port within a section of the ground floor.

The application proposes the installation of two sets of doors to the existing openings to form an internal communal bin store and storage area.

The application is before Planning Committee as the Council are the applicants and owners of the properties.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 14th June 2023.

Policies Referred to

- National Planning Policy Framework
- Policy S53 Design and Amenity

Issues

To assess the proposal with regard to:

1. National and Local Planning Policy
2. Impact on the amenity of nearby properties
3. Design and impact on visual amenity
4. Highway safety, access and parking

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2023.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments

Public Consultation Responses

No responses received.

Consideration

1. Accordance with National and Local Planning Policy

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

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

Paragraph 130 states that planning decisions should ensure that developments:

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

The application is for external alterations to existing dwellings and therefore Policy S53 - Design and Amenity of the Central Lincolnshire Local Plan is relevant.

Policy S53 states that all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.

Good design will be at the centre of every development proposal and this will be required to be demonstrated through evidence supporting planning applications to a degree proportionate to the proposal.

All development proposals will be assessed against, and will be expected to meet the required design and amenity criteria as identified within the policy. This criteria shall be discussed below.

2. Impact on Amenity of Nearby Uses

The application proposes the installation of two external louvred doors and associated panelling within the existing openings facing Eastbourne Street. The alterations would seek to install heavy duty aluminium frames & double doors with louvre vents to allow air flow, securing the area from public access. The works would facilitate the use of the space as a communal bin store for the surrounding properties which currently gain access from the rear of the building. The space is also suggested to be used as ancillary storage for council owned property and services.

The alterations would not create any new structure and the proposed doors would fit within the existing openings, ensuring that there would be no physical impact upon neighbouring properties. The ancillary use as storage and bin store may have some minimal impact upon the occupants of the associated properties, however, the type of use and level of activity expected would not be considered to result in any significant level of noise or disturbance.

it is therefore considered that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy S53.

3. Design and the Impact on Visual Amenity

The proposed framework would be constructed from heavy duty Aluminium and solid timber core panels faced with GRP. The doors and surrounding frame panelling would be finished in a dark grey colour. It is considered that the infill of this space would result in a very minimal visual change to the overall premises and the alterations would not result in any significant impact to the appearance of the dwellings or wider area, in accordance with policy S53 of the CLLP.

4. Highways & Parking

Highways & Planning at Lincolnshire County Council have been consulted and requested confirmation that the proposed doors would not overhang or impede the highway. Whilst it is assumed that the proposals would not impact the highway, a further request for information has gone to the applicant and a subsequent Highways response shall be added to the update sheet and confirmed prior to the grant of permission.

Conclusion

The proposals would not have a detrimental impact on the residential and visual amenity of neighbouring properties in accordance with policy S53 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Recommendation

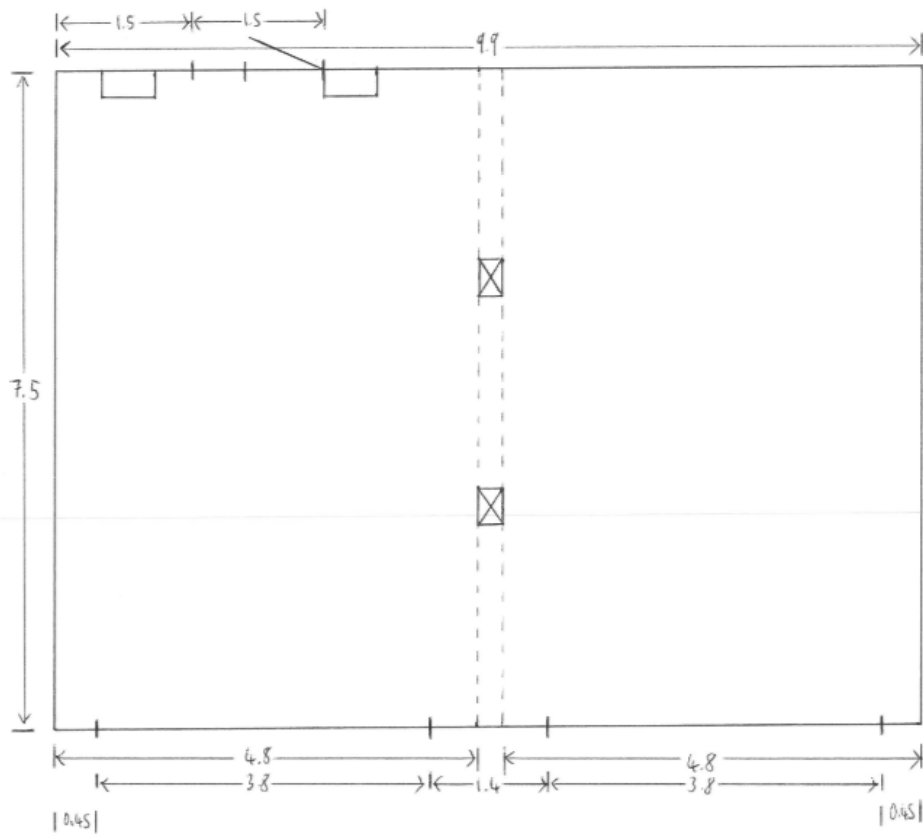
That the application is Granted Conditionally.

Conditions

- 3 Years for implementation
- Accordance with approved drawings.

Existing Plans

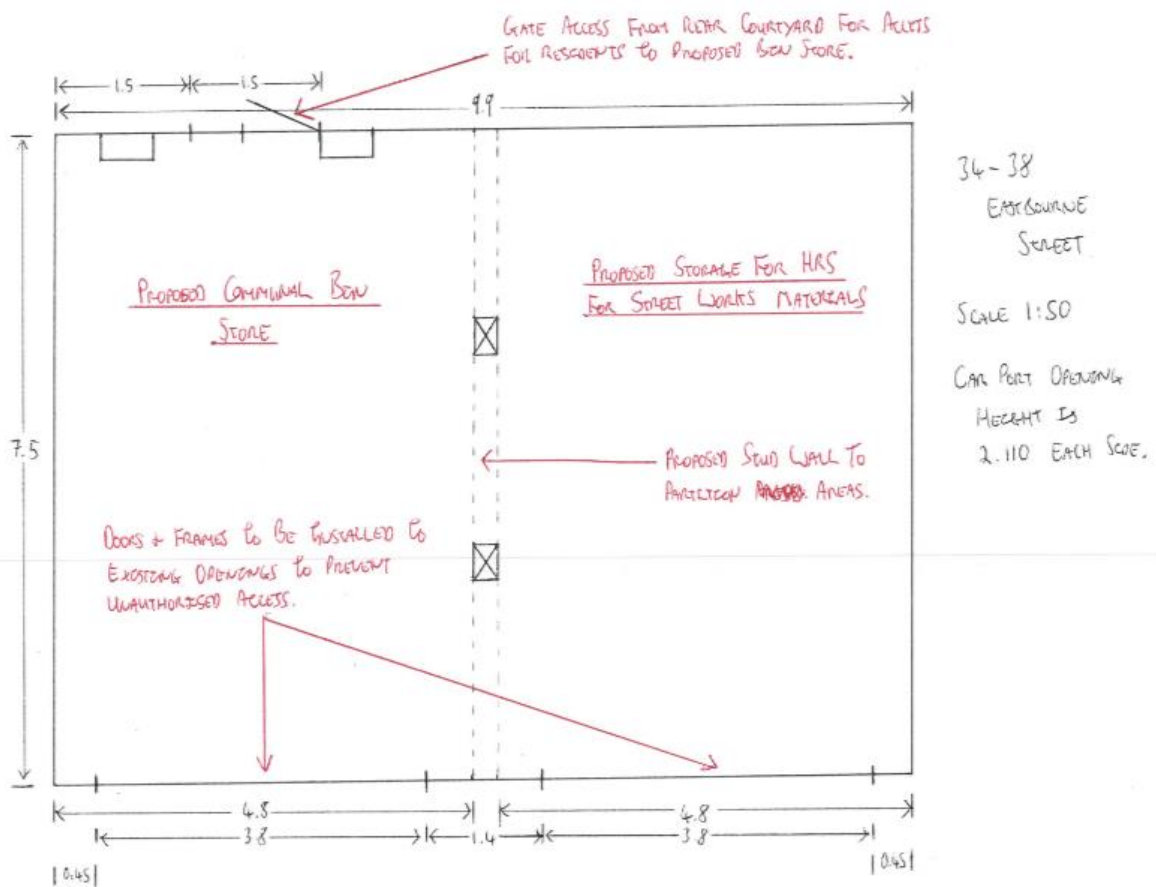




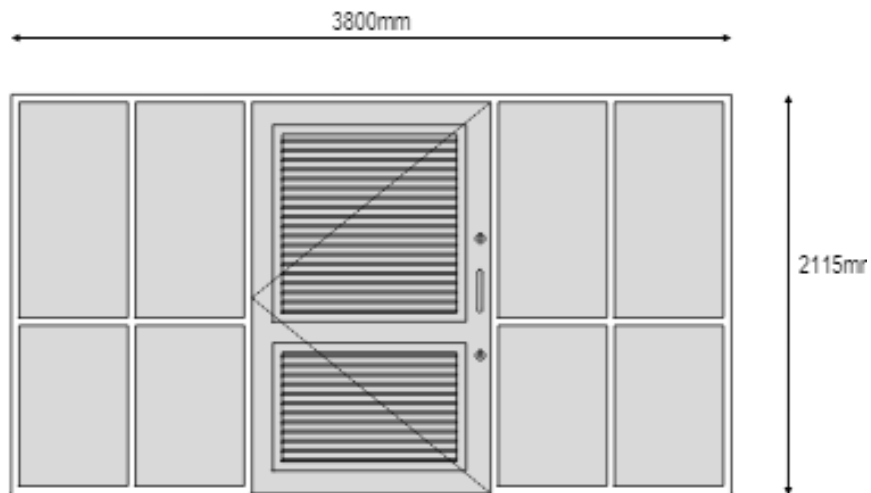
34-38
EASTDOWN
STREET.
SCALE 1:50
CAR PORT OPENING
HEIGHT IS
2.110 EACH SIDE.



Proposed Plans



Quote No:DE221788-0 34 Eastbourne Street, Lincoln
Store & Bin Store Doors



Viewed from outside

Screen detail



Example of material

Consultee Responses



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: 2023/0240/FUL

Proposal: Installation of doors to existing car port to create communal bin store.

Location: 34 Eastbourne Street, Lincoln, Lincolnshire, LN2 5BW

With reference to the above application received 18 April 2023

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

Can applicant please provide evidence that the outward opening door will not overhang the public highway.

Case Officer:
Justine Robson
for Warren Peppard
Head of Development Management

Date: 26 April 2023

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Application Number:	2023/0238/FUL
Site Address:	Mary Sookias House, Cecil Street, Lincoln
Target Date:	20th June 2023
Agent Name:	None
Applicant Name:	Mr Andrew Brown
Proposal:	Alterations of existing porch entrances with heavy duty aluminium frame system and removal of brick work feature and installation of heavy duty aluminium window frames with top louvre ventilation.

Background - Site Location and Description

The application proposes replacement of two existing entrance porches and decorative brickwork above to the rear of Mary Sookias House. The building is occupied as flats.

The building is positioned between terraced properties fronting Cecil Street. The site is located within the Cathedral and City Centre Conservation Area No. 1.

The application is brought before Planning Committee as it has been submitted and is owned by the City of Lincoln Council.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 15th June 2023.

Policies Referred to

- Policy S53 Design and Amenity
- Policy S57 The Historic Environment
- National Planning Policy Framework

Issues

- Policy context and principle
- Visual amenity and Impact on the Conservation Area
- Residential amenity
- Highways and parking

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2023.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environmental Health	Comments Received

Public Consultation Responses

No Responses Received

Consideration

Policy Context and Principle

Central Lincolnshire Local Plan (CLLP), Policy S53 'Design and Amenity' covers all new development. The policy permissive of alterations to existing buildings providing they achieve a high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. Extensions should reflect or improve on the original architectural style of the local surroundings or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style and should not result in harm to people's amenity either within the proposed development or neighbouring through overlooking, overshadowing, loss of light or increase in artificial light or glare.

Policy S57 seeks to protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire. Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.

Visual Amenity and Character and Appearance of the Conservation Area

The proposal would replace the existing porches and brickwork above with a aluminium frame system. The porches are positioned to the rear of the building and face into the rear garden of the site. The aluminium framing would provide a more hardwearing solution to the existing situation in terms of future maintenance.

Given its position, and appropriate design, officers have no objection to the proposal. The proposal would only be visible from the rear garden of the flats and therefore it is not considered that it would cause harm to the character of the locality, in accordance with Policy S53 of the CLLP.

Accordingly, it is also considered that the proposal would preserve the character and appearance of the conservation area, as required by CLLP Policy S57 and the duty contained within Section 72 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990.

Residential Amenity

Officers are satisfied that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy S53.

Highways and Parking

Lincolnshire County Council as Local Highway Authority has raised no objection to the application. It is considered that the proposals would not result in an unacceptable impact on parking or highway safety. The application would meet the requirements of S53 in this respect.

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

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The alteration to the porches would not cause unacceptable harm to visual amenity, residential amenity or highway safety, in accordance with the relevant policies of the National Planning Policy Framework and Central Lincolnshire Local Plan.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally

Standard Conditions

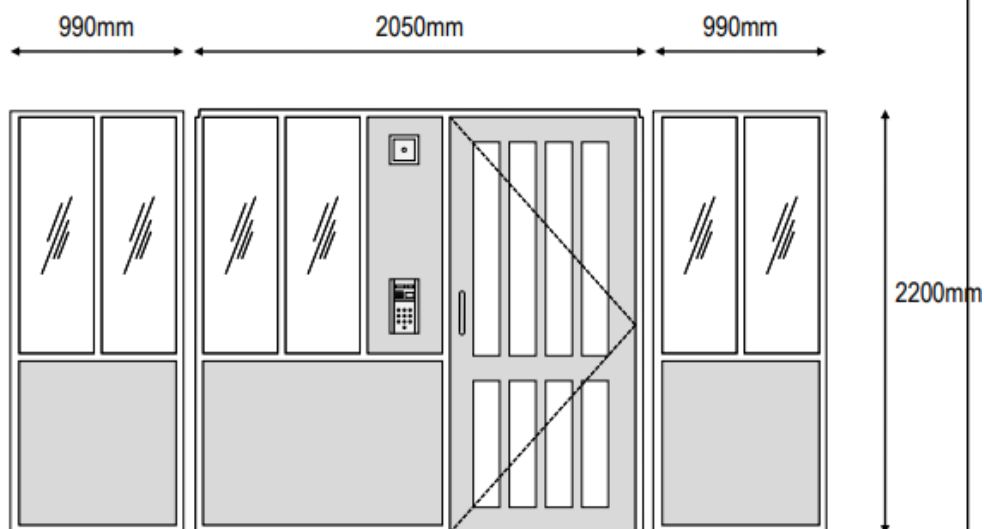
- 1- Development shall be started within 3 years.
- 2- Development shall be carried out in accordance with the submitted drawings.

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Proposed Plans

Quote No:DE221322-0 Mary Sookias House
Front & Returns



Viewed from outside

Heavy Duty Aluminium Frame: PC to choice
Aluminium Modular Doorleaf: Type 4400
GRP faced, solid timber core panels
Door/panel colour: To be specified
Door opening outwards
Stainless steel continuous hinge
Draught/weather seals all round.
Glazing: 6mm polycarbonate
St.Stl.Fingerplate 300x75x16swg
Dia 19 x 225mm St.Stl. D-Handle
LCN4111 Closer c/w Cush
Securefast Magnetic locks (2 off)
Bamford Push-To-Exit Button
Electrical entry system - by others
Clear opening: 860mm

F. Bamford (Engineering) Ltd.

Ajax Works, Whitehill, Stockport, Cheshire. SK4 1NT England
Telephone 0161-480 6500 Fax 0161-480 7693 Email Sales@bamfordajax.com

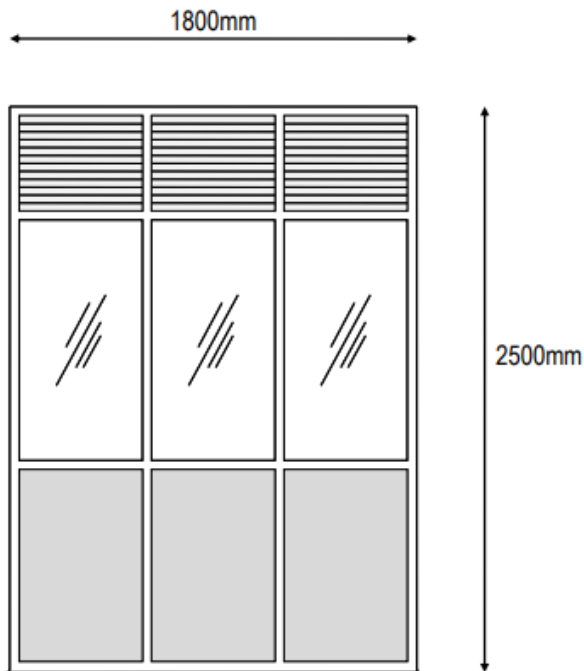
Drawing No:

Q221322/1/1

Quote No:DE221322-0

Mary Sookias House

Screen



Viewed from outside

Heavy Duty Aluminium Frame: PC to choice
GRP faced, solid timber core panels
Door/panel colour: To be specified
Glazing: 6mm polycarbonate
:- Louverd panels with flymesh
(Man Team & Tower Scaffold)

F. Bamford (Engineering) Ltd.

Ajax Works, Whitehill, Stockport, Cheshire. SK4 1NT England
Telephone 0161-480 6500 Fax 0161-480 7693 Email Sales@bamfordajax.com

Drawing No:

Q221322/2/1

Existing photographs













Front elevation

Photograph illustrating similar aluminium frame system

