

PLANNING COMMITTEE

**Wednesday, 6 September
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 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 - 9 August 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. Confirmation of Tree Preservation Order No 175	19 - 22
5. Application for Development - Land At Wolsey Way, Lincoln	23 - 62

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

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

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

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

The application files contain the following documents:

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

APPLICATIONS WITH ADDITIONAL BACKGROUND PAPERS (See 5 above.)

Application No.: Additional Background Papers

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

Criteria:

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

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

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

Present: Councillor Bob Bushell (*in the Chair*),
Councillor Gary Hewson, Councillor Debbie Armiger,
Councillor Chris Burke, Councillor Liz Bushell, Councillor
Martin Christopher, Councillor Rebecca Longbottom,
Councillor Bill Mara, Councillor Mark Storer, Councillor
Edmund Strengiel and Councillor Dylan Stothard

Apologies for Absence: None.

10. Confirmation of Minutes - 28 June 2023

RESOLVED that the minutes of the meeting held on 28 June 2023 be confirmed.

11. Update Sheet

There was no Update Sheet for tonight's meeting.

12. Declarations of Interest

Councillor Martin Christopher declared a Personal and Pecuniary Interest with regard to the agenda item titled 'Work to Trees in City Council Ownership'.

Reason: He had been involved in discussions with the resident concerned in relation to one of the requests for works to trees. Therefore, he was privy to a lot of extraneous information in respect of this application that other members weren't.

He left the room during the consideration of this item and took no part in the deliberation or vote on the matter to be determined.

13. Work to Trees in City Council Ownership

(Councillor Christopher left the room during the consideration of the following item, having declared a personal and pecuniary interest in the matter to be discussed. He took no part in the debate or vote on the matter to be determined.)

Dave Walker, Arboricultural Officer:

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

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

14. Confirmation of Tree Preservation Order No. 176

(Councillor Christopher re-joined his seat for the rest of the meeting.)

Simon Cousins, Planning Team Leader:

- a. advised members of the reasons why a temporary tree preservation order made under delegated powers by the Assistant Director for Planning should be confirmed at the following site:
 - Tree Preservation Order 176: 3no Acer Pseudoplatanus 14no Acer Pseudoplatanus (Sycamore) trees in the grounds of Bailgate Court, Wordsworth Street, Lincoln LN1 3BS
- 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. reported that the initial 6 months of protection for these trees would come to an end for the Tree Preservation Order on 26 November 2023
- e. confirmed that the reason for making a Tree Preservation Order on this site was as a result of an application from an occupant of Bailgate Court to fell all three of the trees
- f. reported that the property was located within a conservation area which was the reason why consent was required
- g. reported that the Arboricultural Officer had carried out a site visit at which he identified the trees to be suitable for protection under a Tree Preservation Order, having high amenity value, and that their removal would have an effect on the aesthetic appearance of the area
- h. advised that following a 31 day consultation period no objections had been received to the order
- i. advised that confirmation of the Tree Preservation Order here would ensure that the tree could not be removed or worked on without the express permission of the council which would be considered detrimental to visual amenity and as such the protection of the tree would contribute to one of the Councils priorities of enhancing our remarkable place.

RESOLVED that Tree Preservation Order No 176 be confirmed without modification and that delegated authority be granted to the Assistant Director of Planning to carry out the requisite procedures for confirmation.

15. Applications for Development
16. 127 Yarborough Road, Lincoln

The Planning Team Leader:

- a. described the application site as follows:
- Currently forming the garden land of No. 127 Yarborough Road.
 - Whilst No. 127 fronted Yarborough Road, the rear of the site abutted Carline Road.
 - A pair of semi-detached properties No. 22 and 24 Carline Road were located to the south, with No. 24C Carline Road to the north; a detached dwelling which was constructed within the garden of No. 129 Yarborough Road (2018/0547/FUL).
- b. advised that planning permission was requested for the erection of one dwelling with associated access off Carline Road (revised plans)
- c. reported that the proposal had been subject to pre application advice and further officer discussions during the application which had resulted in revised drawings; the original proposal for 2 four bedrooomed semi-detached properties had been revised to a single detached house with six bedrooms
- d. clarified that the development was located within Conservation Area No 8- Carline
- e. reported that the application was brought before Planning Committee as it had received more than four objections and also at the request of Councillor Neil Murray
- f. provided details of the policies pertaining to the application, as follows:
- Policy S1: The Spatial Strategy and Settlement Hierarchy
 - Policy S3: Housing in the Lincoln Urban Area, Main Towns and Market Towns
 - Policy S6: Design Principles for Efficient Buildings
 - Policy S7: Reducing Energy Consumption - Residential Development
 - Policy S12: Water Efficiency and Sustainable Water Management
 - Policy S53: Design and Amenity
 - Policy S57: The Historic Environment
 - Policy S66: Trees, Woodland and Hedgerows
 - M11: Lincolnshire Minerals and Waste Local Plan
 - National Planning Policy Framework
- g. highlighted that the application was submitted in November 2022 prior to the adoption of the Central Lincolnshire Local Plan in April 2023 before the new policy requirements with regard to energy efficiency; and therefore not always met in full; however positive steps had been taken towards satisfying the policy requirements where possible which was considered a reasonable approach
- h. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
- National and Local Planning Policy
 - The Principle of the Development

- Impact on the Character and Appearance of the Conservation Area
 - Residential Amenity
 - Highways
 - Trees
 - Land Stability
 - Minerals
 - Contamination
 - Energy Efficiency
- i. outlined the responses made to the consultation exercise
- j. concluded that:
- The dwelling in its revised form would relate well to the site and surroundings, particularly in relation to siting, height, scale, massing and design.
 - The proposal would ensure the character and appearance of the Conservation Area was preserved.
 - Technical matters were to the satisfaction of the relevant consultees and could be dealt with as necessary by condition.
 - The proposals would therefore be in accordance with the requirements of CLLP Policies and the NPPF.

Mr Peter Gray, local resident, addressed Planning Committee on behalf of local residents with concerns regarding the planning application, covering the following main points:

- He thanked members of Planning Committee for allowing him the opportunity to speak.
- He had a vested interest in the planning proposals living at 24C Carline Road.
- He acknowledged this was the right place for this type of build, which would also tidy up the area.
- He spoke also on behalf of the residents of 9 Carline Road, Lincoln.
- Concerns were raised regarding the height of the property.
- His house at 24C had to be constructed at low level from the road to assimilate effectively into the hillside.
- This property was four storeys in height and not similar to his property having an additional storey.
- Issues of loss of light/loss of view.
- He was in favour of the build, however residents were unhappy with the proposed height and size/mass.
- The revised plans submitted had about the same footprint as the original s and the proposed dwelling was very large/overbearing compared with the other properties in the area.
- Parking issues- the proposed build contained six bedrooms, parking was already an issue in the area.
- The design of the house suggested use as a HiMO in the future.
- The design did not look like a design for a normal family home.
- This house would not be used as a family home.
- Issues with effect on amenity for local residents/area.
- Concerns were raised as to who would take on the property and the way it would be developed in the future.

- He agreed with the element of taking out the side windows within the revised plans.

Kylie Skipworth-Cooke addressed Planning Committee on behalf of the agent in favour of the proposed development, covering the following main points:

- She thanked members of Planning Committee for allowing her the opportunity to speak.
- The planning application was submitted in November 2022.
- The applicants had worked extensively with planning officers during the application process to mitigate the concerns raised and achieve a satisfactory development.
- The development land was currently much overgrown.
- The property was similar aesthetically to the existing streetscape.
- She hoped Planning Committee would support the planning officer recommendation to grant planning permission.
- The developer had tried to emulate the roof line of the streetscape.
- The proposals were for four storeys, one of which would be in the roof space.
- She was not aware of any intentions for the property to be a HiMO. It was designed for use as a family home.
- There was provision for two car parking spaces which had not received any objections from the Highways Authority.
- The property would be built for a large professional family use.

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

The following comments were received from members:

- Officers had spent a great deal of time on this planning application to bring it to a viable option.
- Officers were happy it would fit into the local area.
- The fenestration of the building was consistent with the area of Carline Road.
- The application to be determined requested development of a six bedroomed house. Any application to convert the property to a HiMO would require separate planning permission.
- The scheme would fit within an overgrown space.
- Liquorice park close by offered additional green space.

Members raised concerns they would be more comfortable if the proposed development carried a higher bio-diversity gain.

A motion was moved, seconded, voted on and carried that an additional condition be imposed, subject to grant of planning permission for bat boxes, bird boxes and bee bricks to be installed.

Further comments were received from members:

- There was great pressure for more housing in the city, hence the use of this land. However, there was no need for the extra storey which provided unnecessary additional height to the building and impact on other dwellings.
- The height of the building would assimilate into the slope of the hillside.

- It was pleasing to see the developers appreciation of thought to the existing properties with the introduction of bow windows. Also the use of timber windows rather than UPVC at the front of the building.
- Older properties were purchased and used by extended families, the creation of the home for family use was welcomed.
- The slope of the hillside was conducive to the additional height of the development.
- The additional condition was supported.

Members:

- asked for reassurance that the proposed development would be for a C3 Residential dwelling.
- queried why the design of the boundary wall was planned to match that of the property on the opposite side of the street.
- Asked, in interests of transparency, what clarification residents had been given regarding the intended use of the application property?

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

- The planning application was for a single use C3 dwelling, change of use to a HiMO would require planning permission.
- In terms of the height of the building, the architect had utilised the slope of the hillside down Carline Road and at the rear of the property which also sloped. It was considered to be appropriate and acceptable in the street scene and would reflect the Victorian buildings in the area.
- The existing boundary wall was plain and it was felt it would be enhanced by matching up with those opposite.
- In terms of talking with local residents, two rounds of detailed consultation had been carried out on both Yarborough and Carline Road.

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

- Boundary wall
- Materials- windows
- Work to be in accordance with the aboricultural report
- Landscaping scheme to be submitted
- Permitted development removed
- Hours of work
- Electric charging points
- Unexpected contamination
- C3 use
- Highway and Environmental construction management plan
- Details of energy efficiency measures
- Water efficiency
- Installation of bat boxes, bird boxes and bee bricks.

17. Land Adjacent To Garage Court, Hermit Street, Lincoln

The Planning Team Leader:

- a. advised that planning permission was requested for the demolition of existing City Council owned garage blocks at the garage court off Hermit Street and erection of eleven dwellings with associated parking, bin stores, landscaping and boundary treatments
- b. reported that the application proposed removal of the existing 55 garages, within two blocks, to accommodate eleven 2 and 2½ storey dwellings arranged as four pairs of semi-detached dwellings and one terrace of three
- c. highlighted that the five 2 storey houses would accommodate two bedrooms with the six 2½ storey dwellings accommodating three bedrooms
- d. clarified that the scheme would be 100% affordable and would be delivered and managed as affordable rented accommodation by the City of Lincoln Council
- e. reported that the application also proposed:
 - Associated parking for the dwellings including public parking.
 - Two bin stores.
 - Alterations to the existing access from Hermit Street and to the electricity sub-station.
 - The application site also included areas of land to the north east, on the corner with Hermit Street and Portland Street, and to the south, off Monson Street. These would receive landscape improvements and additional tree planting to off-set the proposed removal of three Ash trees within the existing garage court.
 - A further parcel of land within the passageway serving the Portland Street terrace was also included within the site, which would have a secure gate installed.
- f. described further the location of the site to the west of Hermit Street with:
 - The 2 and 3 storey flats of 1-21 (odd) sitting on the opposite side of the street.
 - The rear of two terraces on Portland Street to the north.
 - The terrace to the western end of the site which included no's 3-17. These were a mix of flats with some of the properties having a commercial use on the ground floor with residential above.
 - The other terrace included no's 21-23, which was occupied as The Nest Nursery and Pre-School, and no's 25-43, each occupied as five flats.
 - Three storey flats located on Hermit Street to the north.
 - A 2m high palisade fence in place to the west of the site with the end of Chaplin Street and the Thomas Cooper Memorial Church beyond.
 - An access within this boundary to 3 and 5 Portland Street, which would be blocked up as a result of the development.
- g. highlighted that the site was located within Flood Zone 2 and abutted the West Parade and Brayford Conservation Area to the north
- h. reported that the application was submitted by the City Council's Major

Developments Department as part of wider proposals to undertake enhancements to some of the existing flats to improve the housing in the area; works were expected to be delivered in two phases over the next three to four years, with the proposed 11 dwellings forming Phase 1

- i. advised that as part of the design and planning process, the Major Developments Department carried out a survey both online and via post to 238 residents which took place from the 27th January to 10th February; a total of 18 responses were received, overall, the results showed that the most important issue was a feeling of safety and security, followed by the desire to have an affordable home, in terms of regeneration of the area, most people said they would prefer to see a mix of houses and flats in any future development plans, with more green open spaces for residents to enjoy
- j. reported that the proposed development had been formulated to address these comments and some key challenges facing the area, including poorly defined private and communal external spaces with little direct value to the adjacent residents, lack of natural surveillance which contributed to incidences of anti-social behaviours and fear of crime, the need to provide affordable rented housing in the area for mixed families and a lack of on street parking
- k. advised that prior to the submission of the application the proposals were subject to extensive pre-application discussions between the applicant, agent, Planning Officers and the Principal Conservation Officer and had been revised during the application process to address concerns raised, followed by a further consultation period on the revised proposals
- l. provided details of the policies pertaining to the application, as follows:
 - Policy S1: The Spatial Strategy and Settlement Hierarchy
 - Policy S3: Housing in the Lincoln Urban Area, Main Towns and Market Towns
 - Policy S6: Design Principles for Efficient Buildings
 - Policy S7: Reducing Energy Consumption - Residential Development
 - Policy S12: Water Efficiency and Sustainable Water Management
 - Policy NS18: Electric Vehicle Charging
 - Policy S21: Flood Risk and Water Resources
 - Policy S22: Affordable Housing
 - Policy S45: Strategic Infrastructure Requirements
 - Policy S47: Accessibility and Transport
 - Policy S53: Design and Amenity
 - Policy S54: Health and Wellbeing
 - Policy S56: Development on Land Affected by Contamination
 - Policy S57: The Historic Environment
 - Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains
 - Policy S66: Trees, Woodland and Hedgerows
 - Supplementary Planning Document: Central Lincolnshire Developer Contributions
 - National Planning Policy Framework

- m. highlighted that the application was submitted in March 2023
- n. added that as the planning application was submitted prior to the adoption of the Central Lincolnshire Local Plan in April 2023, before the new biodiversity policy requirements were in place; these were therefore not always met in full; however positive steps had been taken towards satisfying the policy requirements where possible including the utilisation of heat pumps, additional insulation, triple-glazing, and additional planting, which was considered to be a reasonable approach
- o. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
- Principle of Use
 - Developer Contributions
 - Visual Amenity and Views into and out of the Conservation Area
 - Residential Amenity
 - Trees, Landscaping and Biodiversity Net Gain
 - Access, Parking and Highways
 - Flood Risk and Drainage
 - Energy Efficiency
 - Rear Access, Design and Crime
 - Contaminated Land
 - Archaeology
 - Air Quality and Sustainable Transport
- p. outlined the responses made to the consultation exercise
- q. concluded that:
- The principle of the use of the site for residential purposes was considered to be acceptable and the provision of a 100% affordable scheme was welcomed.
 - The development would relate well to the context particularly in relation to the street layout, building types, size, siting, height, scale, massing and design.
 - The well considered boundary treatments, bin store design and enhancement to landscaped areas and sub-station were of further benefit to the site and wider area.
 - The proposals would not result in harm to neighbour's amenity and the development would provide an acceptable level of amenity for future occupants.
 - Through delegated authority, officers would secure a financial contribution towards healthcare infrastructure.
 - The loss of the trees was regrettable, although given their potential issues and that the development had clearly made efforts to off-set the loss by creating and enhancing green areas, which would create a biodiversity net gain and benefit the wider community, there was no objection to their removal.
 - Other matters relating to parking and highways, flood risk, drainage, energy efficiency, design and crime, contamination, archaeology and air quality had been appropriately considered by officers and the relevant statutory consultees, and could be dealt with as required by condition.

- The proposals would therefore be in accordance with the requirements of CLLP Policies S1, S3, S6, S7, S12, NS18, S21, S22, S45, S47, S53, S54, S56, S57, S61 and S66 as well as guidance within the SPD and NPPF.

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

The following comments were received from members:

- This development represented an excellent improvement plan in the centre of our City.
- Once residents parking came into force, residents in the area would benefit greatly.
- The use of a previous garage site for two bed and family accommodation may see issues of anti-social behaviour improved.
- The development would retain some car parking spaces.
- There were not as many bio diversity directives in the scheme as would have been liked, however, steps had been taken to address this where possible.
- Use of Brownfield sites to build much needed family homes was very welcome.
- The scheme provided much needed affordable housing at the start of a significant redesign development in the area, which would also reduce anti-social behaviour.
- The dwellings would be efficient, provide parking space and electric charge vehicle points.

Members asked:

- Who would be responsible for the Digi-lock gates at the rear access to the properties and locked bin storage facilities?
- Would the bin storage accommodate communal bins or individual bins; would there be enough bin space to accommodate purple lidded bins once introduced?
- Would provision be made for eye-level fencing and CCTV cameras to deal with police security concerns?

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

- Bin storage would be spread over two areas and offered adequate room within for communal bins.
- Fences would be installed to protect rear gardens.
- Fencing had been raised to a height of 2 metres to meet the requirements of Lincolnshire Police. The gates would be of similar height.
- There was provision secured for several locked gates to protect access from Portland Street, which would be the responsibility of our housing colleagues at the City of Lincoln Council.
- CCTV surveillance would be the responsibility of the housing department

RESOLVED that subject to final comments being received from Lincolnshire County Council raising no objection in relation to the revised site layout plan and drainage information, planning permission be granted subject to the following conditions:

1. Delegated authority be granted to the Assistant Director of Planning to secure the financial contribution towards health;
2. Conditions:
 - Time limit of the permission
 - Development in accordance with approved plans
 - Samples of materials including hard surfacing
 - Windows and doors to be set in reveal
 - Landscaping schemes
 - Tree protection measures
 - Surface water management strategy
 - Archaeological Written Scheme of Investigation
 - Development in accordance with specified FFLs and FRA
 - Contaminated land
 - ASHPs sound level emissions equal to or less than specified
 - Implementation of energy efficiency measures
 - Water efficiency standards
 - Provision of EV charging points for dwellings and EV underground infrastructure for parking spaces
 - Hours of construction/delivery

18. 45 Newland Street West, Lincoln

The Planning Team Leader:

- a. advised that planning permission was requested for the erection of single storey side and rear extension to the existing application property at 45 Newland Street West, a two storey mid terraced house in multiple occupation
- b. reported that the property had the benefit of a Certificate of Lawful use as a House in Multiple Occupation (HMO) for up to six occupants
- c. referred to the site history to the application property as detailed within the officer's report
- d. provided details of the policies pertaining to the application, as follows:
 - Policy S53: Design and Amenity
 - National Planning Policy Framework
- e. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - National and Local Planning Policy
 - Impact on Residential Amenity
 - Impact on Visual Amenity
 - Highway Safety, Access and Parking
- f. outlined the responses made to the consultation exercise

- g. concluded that the proposed extension would be appropriately designed and would not cause unacceptable harm to the character and appearance of the area nor the amenities of all existing and future occupants of neighbouring properties, in accordance with Policy S53 'Design and Amenity' of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

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

The following comments were received from members:

- Concerns regarding occupation and overshadowing had been adequately addressed within the report.
- Any effect on the highways was covered to the satisfaction of the Highways Authority.

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

Standard Conditions

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

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

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

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.

19. 96 High Street, Lincoln

The Planning Team Leader:

- a. advised that planning permission was requested for the installation of two rooflights to facilitate the conversion of the loft at 96 High Street to two additional House in Multiple Occupation (HMO) bedrooms (partly retrospective)
- b. reported that the rooflights had been installed and internal works to create the rooms and install the staircase had been undertaken, although the rooms had not yet been finished or occupied
- c. described the application property, an existing eight bedroom HMO (Sui Generis) with a currently vacant ground floor retail unit; the HMO was granted planning permission in July 2019, together with approval for the erection of a two storey rear extension to accommodate a seven bedroom HMO

- d. reported that a subsequent application in 2020 to erect a larger extension to create three HMOs, totalling 22 bedrooms, was refused by members of the Planning Committee; it was considered that the extension would have appeared overbearing, caused loss of light to the occupants of neighbouring properties to the north and that the number of bed spaces would have over-intensified the HMO use to an unacceptable level.
- e. detailed the location of the three storey application property:
 - On the west side of the High Street, on the corner with Princess Street which continued along the south boundary of the site.
 - The property was adjoined to 97-98 High Street to the north, to the rear of which was a part two storey, part single storey off-shoot with a first floor balcony accommodating 3A, B, C and D Princess Street.
- f. reported that work commenced to implement the 2019 permission, the HMO use of the main building had been occupied and the extension was under construction, however, the works undertaken thus far on the extension were to a poor standard and not in accordance with the approved plans
- g. clarified that the Enforcement Team was dealing with the matter and the applicant had been advised that the extension would need to be removed, and that the existing building should be made good or the extension re-built in accordance with approved plans
- h. highlighted that the site was located within the St Peter at Gowts Conservation Area
- i. advised that the application was presented to Planning Committee at the request of Councillor Watt
- j. referred to the site history to the application property as detailed within the officer's report
- k. provided details of the policies pertaining to the application, as follows:
 - Policy S13: Reducing Energy Consumption in Existing Buildings
 - Policy S25: Sub-Division and Multi-Occupation of Dwellings within Lincoln.
 - Policy S53: Design and Amenity
 - Policy S57: The Historic Environment
- l. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Policy Context and Principle
 - Visual Amenity and Character and Appearance of the Conservation Area
 - Residential and Local Amenity
 - Reducing Energy Consumption
- m. outlined the responses made to the consultation exercise

n. concluded that:

- There was no objection in principle to the addition of two rooms to this existing eight bedroom HMO.
- The rooflights did not have a harmful effect on the building or wider context, and the character and appearance of the conservation area was preserved.
- The level of amenity for neighbouring and future occupants was considered to be acceptable.
- Matters relating to bin storage, the local highway and reducing energy consumption had been appropriately considered.
- The application would therefore be in accordance with the requirements of CLLP Policies S13, S25, S53 and S57, and guidance within the NPPF.

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

The following comments were received from members:

- Concerns regarding the rear of the property and the poor standard of building work were being dealt with by the Enforcement Team.
- The skylights had been checked by the building inspectors and were not considered to be intrusive.
- This poor standard of this build had received many complaints to one councillor even though it was not in his ward.
- Officers were satisfied that this application before us this evening for skylights was safe.

Members asked for a response to both letters detailed at page 185 of the report.

The Planning Team Leader offered the following points of clarification:

- The build standard was being dealt with via enforcement action.
- Taking down of wires was a private matter between the two neighbours concerned.
- The extension did have planning permission granted in 2019.
- This planning application related to the roof lights only.

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

- Time limit to implement use
- Development in accordance with approved plans

SUBJECT: CONFIRMATION OF TREE PRESERVATION ORDER NO.175

DIRECTORATE: COMMUNITIES AND ENVIRONMENT

REPORT AUTHOR: KIERON MANNING, ASSISTANT DIRECTOR - PLANNING

1. Purpose of Report

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

2. Executive Summary

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

3. Background

- 3.1 Tree Preservation Order 175 was made on 30th March 2023 protecting 1no. Fagus Sylvatica (Beech) tree in the grounds of 20 Drury Lane.
- 3.2 The tree is considered to contribute to the visual amenity of the area and the unauthorised removal of the tree would be considered to be detrimental to visual amenity.
- 3.3 The initial 6 months of protection would end for the Tree Preservation Order on 30th September 2023.

4. Consideration

The reason for making a Tree Preservation Order on this site is as a result of an application from the owners to carry out pruning works to the tree. The property is located within a conservation area which is why consent was required. During the application process the Arboricultural Officer attended a site visit and identified the tree to be suitable for protection under a Tree Preservation Order stating that the tree has a high amenity value and the removal would have an effect on the aesthetic appearance of the area.

Consultation has been carried out with the owner of the property and no objections have been received to the order.

5. Strategic Priorities

- 5.1 Confirmation of Tree Preservation Order 175 would ensure that the tree would not be removed or worked on without the express permission of the Council which would be considered detrimental to visual amenity and as such the protection of the tree would contribute to enhancing our remarkable place.

6. Organisational Impacts

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

7. Recommendation

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

How many appendices does the report contain?

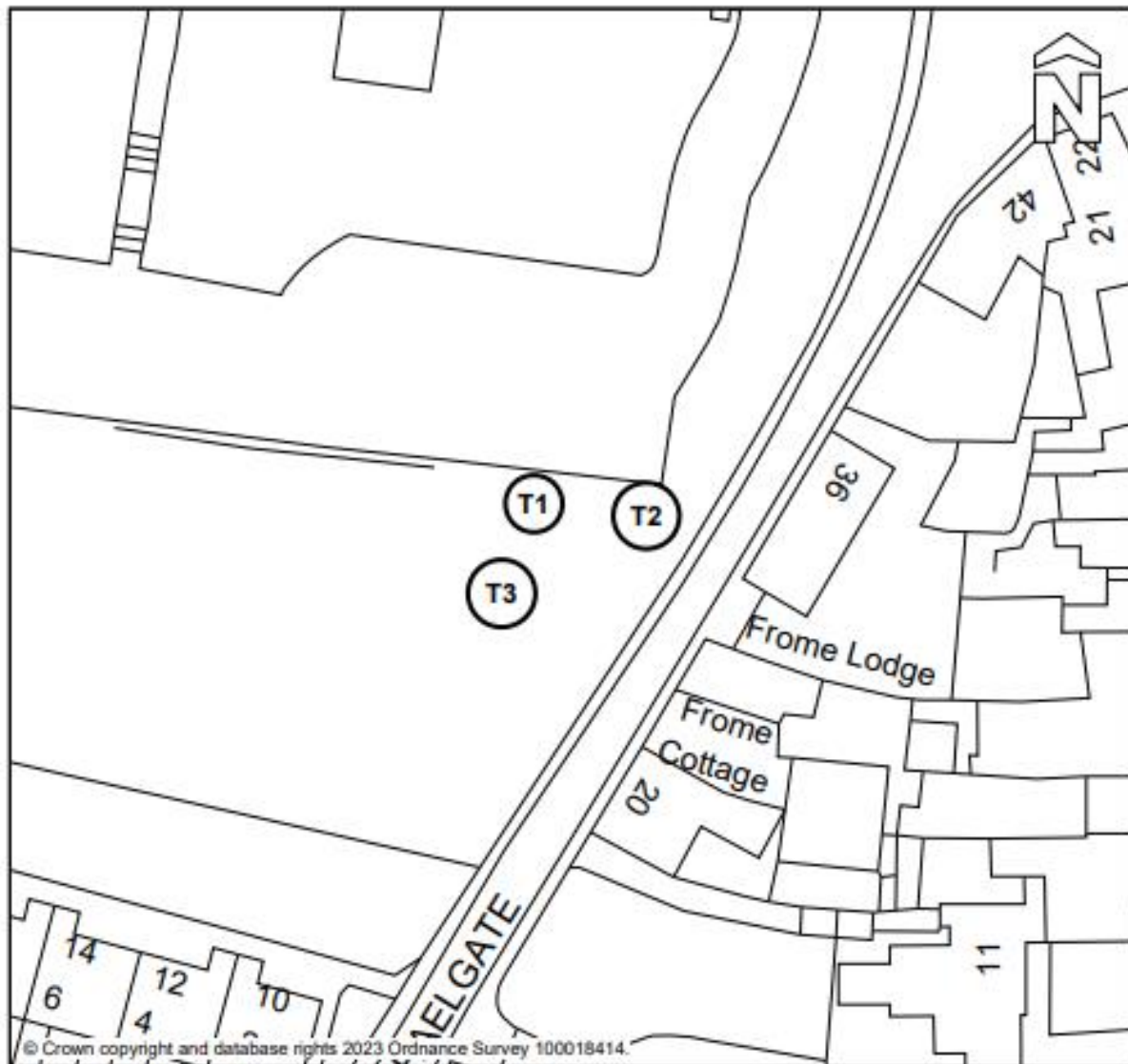
None

List of Background Papers:

None

Lead Officer:

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

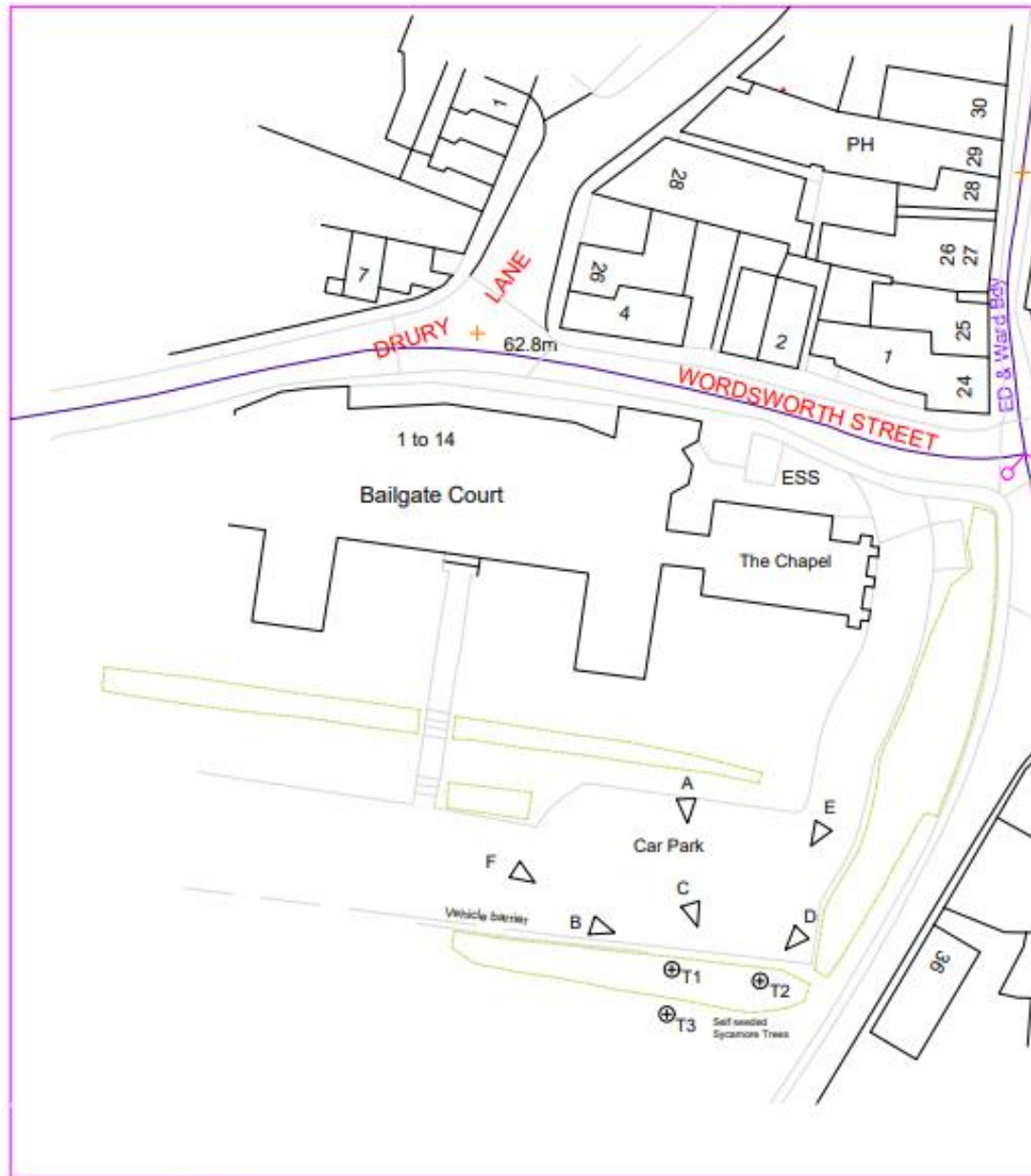


TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Bailgate Court No.1 Tree Preservation Order 2023

T1 - Sycamore
T2 - Sycamore
T3 - Sycamore

	<p>CITY OF <i>Lincoln</i> COUNCIL</p>
<p>City Hall, Beaumont Fee, Lincoln, LN1 1DD</p>	
<p>Website: www.lincoln.gov.uk</p>	
<p>Scale: 1:500 at A4</p>	
<p>Version 1: 23-Mar-2023</p>	



LOCATION PLAN - Scale 1:500



View A



View B



View C



View D



View E



View F

Application Number:	2022/0785/RM
Site Address:	Land At Wolsey Way, Lincoln, Lincolnshire
Target Date:	30th June 2023
Agent Name:	Knights
Applicant Name:	Taylor Lindsey Limited
Proposal:	Submission of reserved matters including appearance, layout, access, landscaping and scale for the erection of 14no. detached dwellings as required by outline planning permission 2021/0479/CXN (Revised Description). (Revised Plans received 20th March 2023, 13th April 2023, 14th April 2023 and 19th April 2023).

Background - Site Location and Description

Outline Planning Permission was first granted for the residential development of this piece of land in November 2019 and the site has been allocated for residential development in the previous and the current Local Plan. The outline planning permission granted in 2019 was for 14 bungalows and this permission was subsequently amended in 2021 to provide details of drainage.

The application now before us seeks to discharge all of the reserved matters from the amended outline planning permission, which are condition 2 of the outline planning permission and which encompass details of the layout of the development, the appearance of the dwellings, the scale of the dwellings, the landscaping of the site and the means of access. The applicant is also seeking to discharge condition 4 of the outline planning permission which deals with tree protection during development and also condition 5 which deals with existing and proposed site levels. A copy of the outline planning permission is attached to this report. The details of the reserved matters still proposes the 14 bungalows as has been approved under the outline planning permissions and as part of a development of this site four of those bungalows will be affordable.

Site History

Reference:	Description	Status	Decision Date:
2021/0479/CXN	Variation of Condition 8 (full engineering, drainage, street lighting and constructional details of the streets proposed for adoption) of planning permission 2016/0842/OUT to reflect subsequently agreed drainage strategy with Anglian Water and updated drainage strategy.	Granted Conditionally	9th September 2021
2016/0842/OUT	Erection of 14 Bungalows (Outline) (Flood Risk Assessment and Drainage Layout received in relation to proposals 29 August 2017)	Granted Conditionally	25th November 2019

Case Officer Site Visit

Undertaken on various occasions, most recently 25th August 2023.

Policies Referred to

The relevant planning policies considered at the time of the granting of the outline planning permission were policies from the now superseded Local Plan. The current Local Plan policies that are relevant to the consideration to the reserved matters application are as follows:

- Policy S53 Design and Amenity Standards
- Policy S48 Walking and Cycling Provision
- Policy S49 Parking provision

Issues

The issues raised by the application are primarily those of detail. The application conforms with what was granted planning permission at the outline stage and so our consideration focusses on the details of the five reserved matters and the associated conditions.

The principle of the development of the site is already approved and the issue of the point of access is effectively also approved by reason of the location and shape of the site.

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Environment Agency	Comments Received
Highways & Planning	Comments received on the first iteration of the proposals and further final comments are awaited and will be reported on your update sheet.
Upper Witham, Witham First District & Witham Third District	Comments Received
Lincoln Civic Trust	Comments Received
John Lincolnshire Police	Comments Received

West Lindsey District Council	Comments Received
Education Planning Manager, Lincolnshire County Council	Comments Received
Anglian Water	Comments Received on the first iteration of the proposals and further comments subsequently received which demonstrate that Anglin Water does not object to what is now proposed.

Public Consultation Responses

Name	Address
A Coulbech + J Lindsay	9 Westholm Close Lincoln Lincolnshire LN2 4TS
Mr D And Mrs H Redmile	14 Westholm Close Lincoln Lincolnshire LN2 4TS
Ms Lesley Rose	25 Larkspur Road Lincoln Lincolnshire LN2 4SS
Mrs Vivien Parkinson	8 Westholm Close Lincoln Lincolnshire LN2 4TS
Mr and Mrs Maplethorpe	
Mr Fred Raithby	5 Hurstwood Close Nettleham Fields Lincoln LN2 4TX
Mr Adrian Coulbeck	9 Westholm Close Lincoln Lincolnshire LN2 4TS
Richard Crampton	9 Hurstwood Close Lincoln Lincolnshire LN2 4TX

Miss Lesley Rose	25 Larkspur Road Lincoln Lincolnshire LN2 4SS
Mr Adrian Coulbeck	9 Westholm Close Lincoln Lincolnshire LN2 4TS
Mrs Carol Gurga	14 Montaigne Garden Lincoln Lincolnshire LN2 4RL
Mrs Judith Maplethorpe	13 Larkspur Road Lincoln Lincolnshire LN2 4SS
Mr Richard Crampton	9 Hurstwood Close Lincoln LN2 4TX

The representations from consultees, particular neighbours to the site, are copied in full as part of your agenda. The neighbours in particular are, in the main, raising the following issues:

- The principle of developing the site
- The effect on wildlife and trees on the site
- Concern about another traffic junction onto Wolsey Way
- Flood Risk

Consideration

The allocation of the site in the Local Plan and the extant outline planning permission for 14 bungalows mean that the application for reserved matters that is now before the Council and is proposing 14 bungalows is acceptable in principle. The details of the proposals which are to be considered at the reserved matters stage are dealt with in turn below:

Layout – the site is long and narrow, stretching from Wolsey Way in the north east to the King George V playing fields in the south west so there have been limited options with regard to the layout. The point of access for the highway from Wolsey Way results in a road that extends south west into the site and ten of the fourteen bungalows are located to one side of the road and then a slight deflection in the alignment allows the remaining four to be located to the other side of the road. This adds interest to the layout. The position of the bungalows has been assessed carefully and the layout before us is the optimum in terms of an appealing development that does not cause unacceptable harm to the amenity of the surrounding existing residents.

Access – the point of access into the site from Wolsey Way, as set out above, very much defines itself and the proposed road also generally follows the line of an existing sewer that runs through the site. Lincolnshire County Council, as Highway Authority, has no objections to the point of access from Wolsey Way and has no objections to the wider highway details of the application. The road through the site will also link to a new footpath/cycleway that will connect the site into the footpath network at the King George V playing field. The width of this access has been modified at the request of the Highway Authority to ensure it is safe for use by both pedestrians and cyclists.

Scale – the density of the proposed development is very similar to the existing surrounding development with similar plot sizes and similar footprints and this will help to ensure that the new dwellings assimilate into the existing context.

Appearance – the bungalows are designed to reference the style of properties in the wider area and there is a consistency of design relative to one another for the 14 properties proposed. It is unusual to be able to consider a development that is solely single storey and the applicants are confident that there is a market for the bungalows that they have designed.

Landscaping – The density of development is such that there is space for some decent areas of landscaping with perhaps the most notable feature being the pond at the edge of the site adjacent to Wolsey way. This serves a dual purpose as part of the surface water drainage strategy for the site and it gives the opportunity for a feature which will add a distinctiveness to the development. There is also a separate area of open space within the site and a further area of greenspace alongside the access road into the site. The existing hedge between the site and the playing fields will be retained as will further existing hedgerows along the south eastern boundary. This will be supplemented with further planting in that area along with a significant level of new tree planting throughout the site.

Drainage – the drainage strategy for the site was approved as part of the outline planning permission granted in 2019 and this has led to the attenuation pond at the north eastern side of the site and to detailed specifications for the drainage infrastructure of the site – taking account of the particular local site conditions. The County Council as the Lead Local Flood Authority and Anglian Water as the relevant drainage provider are both satisfied with what has been proposed.

Tree protection – the applicant has provided a tree protection plan which is attached to your agenda and details where the protection measures will be installed for the trees and hedge rows that are going to be retained. This is an appropriate approach and provides the necessary detail to ensure that these retained trees will be adequately protected during construction.

Details of Existing site levels and proposed site levels and finished floor levels – this condition was attached to the outline planning permission to ensure details of any land or floor raising was understood in relation to adjacent existing dwellings – the existing and proposed ground levels change very little and the finished floor levels of the new dwellings is generally set a standard 300mm higher than the ground level. This does not cause harm to the adjacent residents.

The consideration of other issues such as those raised by the new Local Plan in respect of Climate Change and Biodiversity are not considered as part of this reserved matters application because the overall outline planning permission has already been granted;

case law is clear that decisions that modify or revoke the parent application should not be made.

However, the applicant has advised that the new dwellings will of course be built to at least the new requirements of Building Regulations which will mean increased insulation and ventilation and energy efficient heating reducing carbon emissions by at least 31%. Equally they will be landscaping the site and also be installing hedgehog friendly fencing.

Conclusion

The details provided by the applicants, to satisfy the reserved matters condition and two further conditions on the outline planning permission are acceptable and appropriate and directly relate to the parent permission.

Application Determined within Target Date

Yes.

Recommendation

That the application to discharge the reserved matters and the associated conditions are GRANTED

Appendix – Copy of the Outline Planning Permission.

GRANT OF PLANNING PERMISSION

Name and address of applicant:

Agent:

Taylor Lindsey Ltd

98 Searby Road

Lincoln

LN2 4DT

Part I - Particulars of Application

Application No: 2021/0479/CXN

Date of Application: 8th June 2021

Location of Development: Land At Wolsey Way (between Larkspur Road And Windermere Road), Lincoln

Particulars of Development: Variation of Condition 8 (full engineering, drainage, street lighting and constructional details of the streets proposed for adoption) of planning permission 2016/0842/OUT to reflect subsequently agreed drainage strategy with Anglian Water and updated drainage strategy.

Part II – Particulars of decision

The City of Lincoln Council hereby gives notice that planning permission is granted for the development described above in accordance with the application and plans submitted.

This permission is subject to various conditions presented under the relevant headings below:

Standard Conditions

- 01) The development hereby permitted shall be begun either within three years of 25.11.2019 or within two years of the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: Imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

- 02) 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.

Reason: Imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

- 03) 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.

- 04) The application(s) for the Reserved Matters of Layout and Landscaping shall include details of the trees to be retained as part of the development and the measures to protect those trees on site during construction.

Reason: In order to ensure that existing landscaping is utilised to ensure that the development assimilates within its context; to maintain the quality of biodiversity within the site; and to protect the trees during development.

- 05) The application for the approval of Reserved Matters shall include details of the existing and proposed land levels and finished floor levels.

Reason: In order to control the height of the development and its impact on surrounding properties and the character and appearance of the area.

Conditions to be discharged before commencement of works

06) No development shall commence until a scheme for the provision of affordable housing has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of The National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25% of housing units/bed spaces;

- the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

- the arrangements for the transfer of the affordable housing to an affordable housing provider (if required);

- the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure the provision of affordable housing on site.

- 07) No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the future maintenance of the streets serving the development thereafter, are secured and shall be maintained by the Local Highway Authority under Section 38 of the Highways Act 1980 or via an established private management and maintenance company.

- 08) No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage designs are to be in accordance with the revised Flood Risk Assessment dated 07 May 2020 by Eastwood and Partners. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

- 09) No development in relation to any of the dwellinghouses hereby permitted shall take place until details which demonstrate that 30% of the dwellinghouses within the development will be constructed to ensure compliance with Part M4(2) of the Building Regulations have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for the implementation of those dwellinghouses within the site. The development shall only be constructed in accordance with the approved details.

Reason: In order to ensure that the proposed dwellings cater for the needs of less mobile occupants, including older and disabled persons; and to deliver dwellings which are capable of meeting peoples' changing circumstances over their lifetime, in accordance with Policy LP10 of the Central Lincolnshire Local Plan.

- 10) Prior to the commencement of the development, details of a scheme for the provision of electric vehicle recharge points at a minimum rate of one per dwelling shall be submitted to the planning authority for approval. The approved scheme shall be implemented prior to the occupation of the dwellings and shall be maintained thereafter.

Reason: In order to encourage sustainable travel in accordance with the National Planning Policy Framework.

- 11) Prior to the first occupation of any of the dwellings permitted through subsequent Reserved Matters application(s), details of all boundary walls and fences, including materials of construction, shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented before the dwelling is first brought into use, and maintained as such thereafter.

Reason: In the interests of visual amenity, privacy and security and to ensure that the amenities of the area are not adversely affected by the proposed development.

Conditions to be discharged before use is implemented

- 12) No dwelling, subsequently approved through application(s) for Reserved Matters, shall be occupied until the drainage works have been carried out in accordance with the details contained within the 'Wolsey Way Residential Development - Detailed

Drainage Design' (Revision F), received by the Local Planning Authority on 13 June 2018, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of drainage within the development.

- 13) Before each dwelling (or other development as specified) is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses.

The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling (or other development as specified).

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety.

- 14) No dwellings shall be occupied before the first 30 metres of estate road from its junction with the public highway, including visibility splays, as shown on drawing number 848 (03)001 A07, received by the Local Planning Authority on 26 October 2016, has been completed.

Reason: In the interest of safety of the users of the public highway and the safety of the users of the site and to enable calling vehicles to wait clear of the carriageway of Wolsey Way.

Conditions to be adhered to at all times

- 15) In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval, in writing, of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 16) During the construction of the development hereby permitted no tree, shrub or hedge shall be felled, lopped or cleared between the beginning of March to the end of August, unless the prior written approval of the Local Planning Authority is obtained.

Reason: To ensure that birds and their nests are protected during the nesting season.

Table A

The above decision has been made in accordance with the submitted drawings identified below:

Drawing No.	Drawing Type	Date Received
	Location Plan	8th June 2021

Relevant Policy/Policies:

The Local Planning Authority has adopted a policy framework to assess applications and the relevant policies and guidance are set out below.

National Planning Policy Framework

Date of Determination: 9th September 2021



Kieron Manning Assistant Director - Planning
Directorate of Communities & Environment

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

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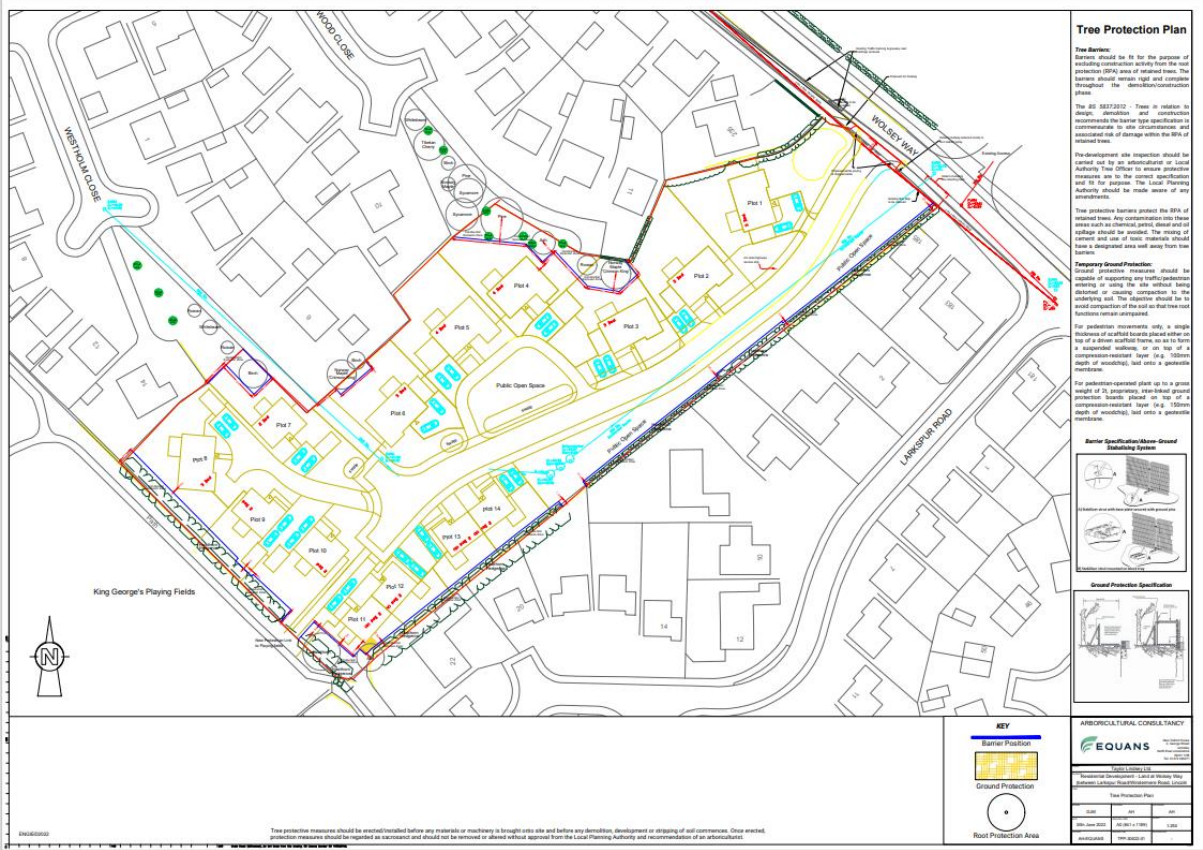
Site Location Plan



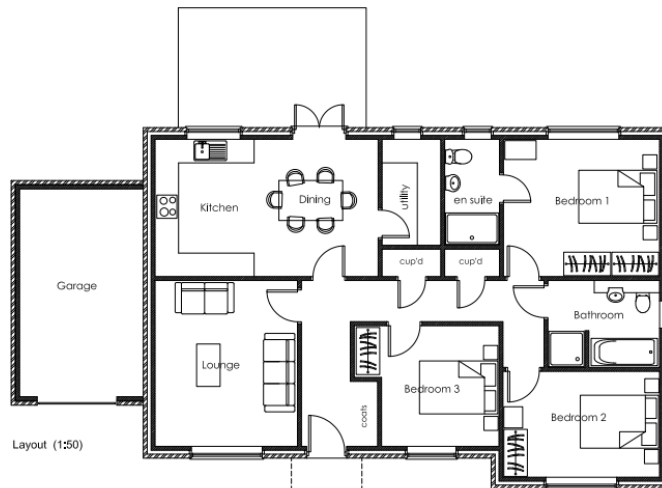
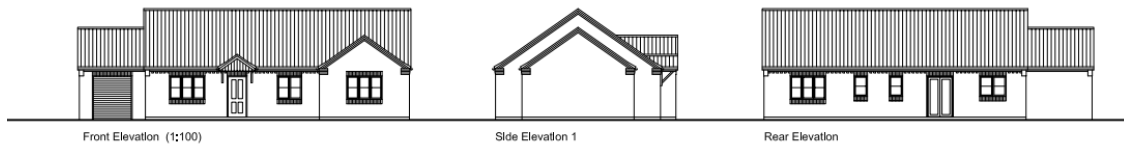
Site Layout



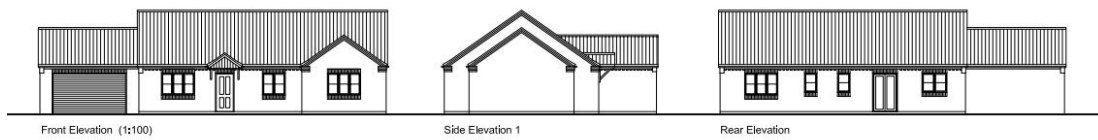
Tree Protection Measures



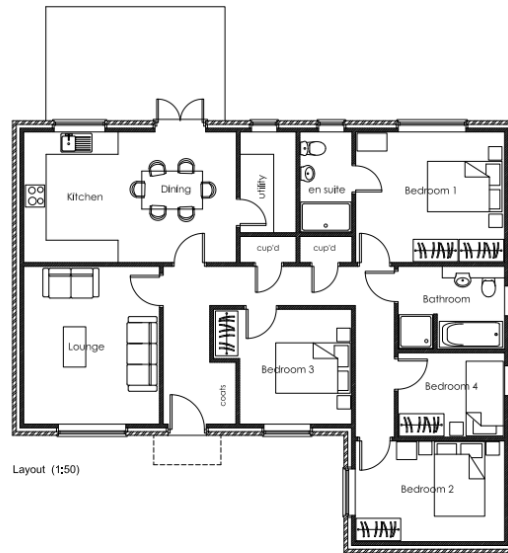
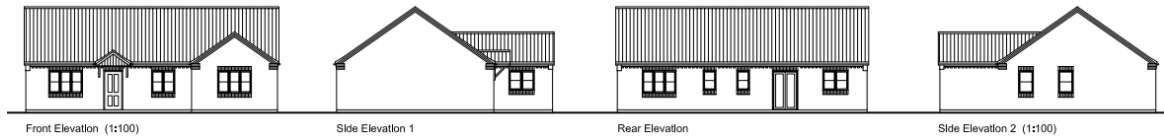
Elevations



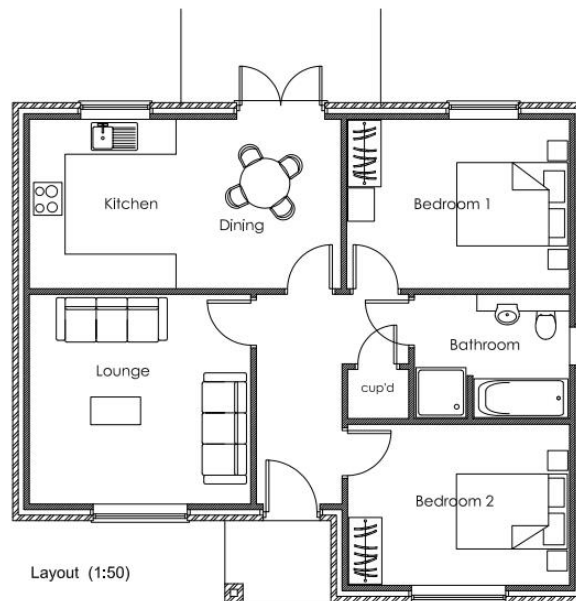
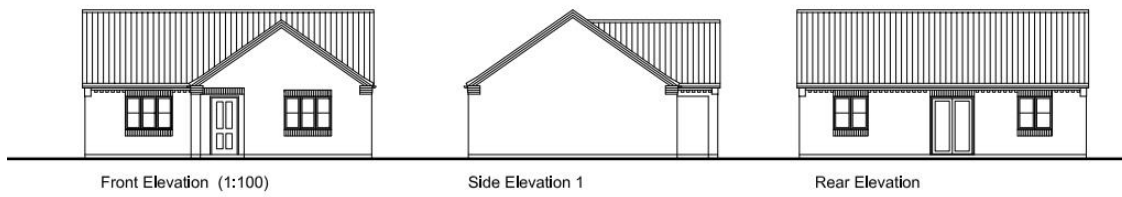
3 Bed Layout
GIA 104m² / 1120ft²
PLOTS 1, 2, 3 & 6
(plot 6 is mirrored)



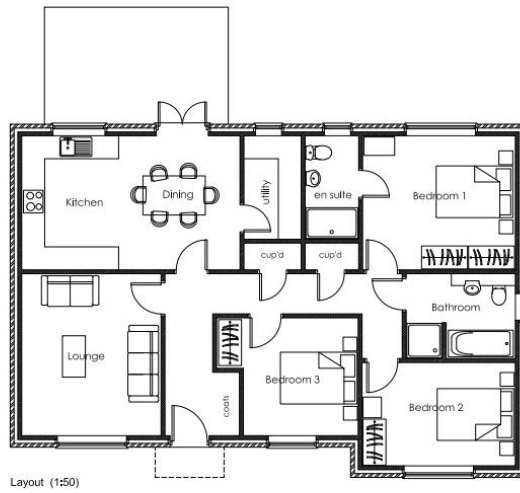
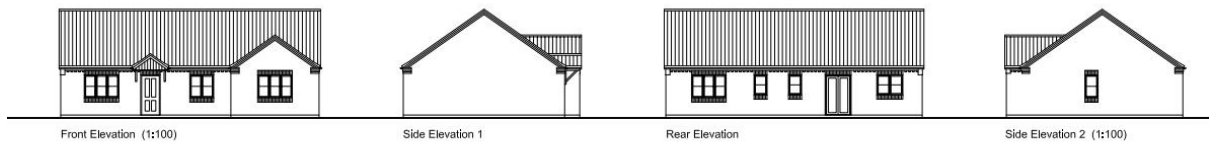
4 Bed Layout
GIA 113m² / 1216ft²
PLOT 5



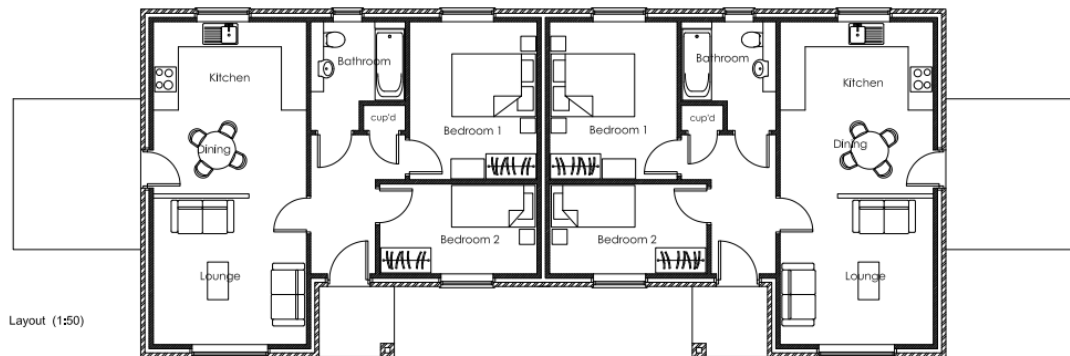
4 Bed Layout
GIA 113m² / 1216ft²
PLOT 4



2 Bed
(market)
GIA 73.3m² / 789ft²
PLOTS 7, 9 & 10



3 Bed Layout
GIA 104m² / 1120ft²
PLOT 8



**2 Bed
(affordable)**
GIA 61.5m² / 662ft²
PLOTS 11, 12, 13 & 14

Site Photos

Looking west from Wolsey Way into the site











Wolsey Way Consultation Responses



Directorate of Communities & Environment

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

13th October 2022

Your Ref: 2022/0785/RM

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

Land At Wolsey Way, Lincoln, Lincolnshire,

Submission of reserved matters including environment impact assessment application required by outlined permission 2021/0479/CXN. The reserved matters are defined by condition no. 2 of 2021/0479/CXN which states: (2) 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

Lincolnshire Police do not have any objections to this application

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

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

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

Yours sincerely,

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

Force Designing Out Crime Officer (DOCO)

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

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





Directorate of Communities & Environment

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

14th October 2022

Your Ref: 2022/0785/RM

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

Land At Wolsey Way, Lincoln, Lincolnshire, Description of the proposed development: Submission of reserved matters including appearance, layout and scale for the erection of 14no. detached dwellings as required by outline planning permission 2021/0479/CXN (Revised Description).

Lincolnshire Police do not have any objections to this application

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

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

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

Yours sincerely,

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

Force Designing Out Crime Officer (DOCO)

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

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





Directorate of Communities & Environment

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

20th April 2023

Your Ref: 2020/0785/RM

**Town and Country Planning Act 1990
Re-consultation on Approval of Reserved Matters**

Land At Wolsey Way, Lincoln, Lincolnshire,

Submission of reserved matters including appearance, layout, access, landscaping, and scale for the erection of 14no. detached dwellings as required by outline planning permission 2021/0479/CXN (Revised Description). (Revised Plans received 20th March 2023, 13th April 2023, 14th April 2023, and 19th April 2023).

Lincolnshire Police do not have any objections to this development

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

Please refer to *Homes 2023* which can be located on www.securedbydesign.com Homes 2019.

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

Yours sincerely,

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

Force Designing Out Crime Officer (DOCO)

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

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



From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Sent: 14 October 2022 11:08
To: Technical Team (City of Lincoln Council)
Subject: RE: Consultation on Planning Application

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

Many thanks for the below consultation. I would request that a DoV is signed to link any new permission with the existing s.106 for the site in order to ensure the education impacts are mitigated.

Sam Barlow
Strategic Development Officer
Lincolnshire County Council
County Offices, Newland, Lincoln, LN1 1YL

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 14 October 2022 14:50
To: Technical Team (City of Lincoln Council)
Subject: RE: Reconsultation on Planning Application

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

Good afternoon, Lana

Thank you for your email consultation on Reserve Matters Application 2022/0785/RM- Land At Wolsey Way, Lincoln, Lincolnshire

The submitted documents are not related to Anglian Water network and therefore this application is outside of our jurisdiction to comment

Kind Regards

Sandra Olim
Pre-Development Advisor
Mobile: [REDACTED]
Team: 07929 786 955
Email: planningliaison@anglianwater.co.uk
Website: <https://www.anglianwater.co.uk/developing/planning--capacity/>

From: LN Planning <LNplanning@environment-agency.gov.uk>
Sent: 17 October 2022 14:46
To: Technical Team (City of Lincoln Council)
Subject: RE: Consultation on Planning Application 2022/0785/RM

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

Dear Sir/Madam

The Environment Agency does not wish to make any comments on this application. It does not appear to fit any of the criteria on our consultation checklist, 'When to consult the Environment Agency'.

However, if you believe you do need our advice, please call me on the number below.

Kind regards

Rebecca Flint
Planning adviser | Environment Agency | Sustainable Places | Lincolnshire and Northamptonshire Area



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

Guildhall
Marshall's Yard
Gainsborough
Lincolnshire DN21 2NA

Telephone 01427 676676
Web www.west-lindsey.gov.uk

Your contact for this matter is:
Danielle Peck
danielle.peck@west-lindsey.gov.uk
01427 676642

18th October 2022

Dear Sir/Madam

APPLICATION REFERENCE NO: 145715

PROPOSAL: Local Authority Consultation on submission of reserved matters including appearance, layout and scale for the erection of 14no. detached dwellings as required by outline planning permission 2021/0479/CXN (revised description).

LOCATION: Land at Wolsey Way Nettleham Fields Lincoln

Thank you for the above consultation. I can confirm that West Lindsey District Council have no comments to make on the proposals.

Yours faithfully

D Peck

Danielle Peck
On behalf of West Lindsey District Council

If you require this letter in another format e.g. large print, please contact Customer Services on 01427 676676, by email customer.services@west-lindsey.gov.uk or by asking any of the Customer Services staff.

If you want to know more about how we use your data, what your rights are and how to contact us if you have any concerns, please read our privacy notice: www.west-lindsey.gov.uk/planning-privacy

Planning Services Feedback

We value your opinion on our service, as your comments will help us to make improvements. Please visit our website where you may either make your comments online or download our feedback form to fill in and post back: www.west-lindsey.gov.uk/planning

Consultee Details

Name: Ms Catherine Waby

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

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

No Objection.

Comment. We are concerned that there is maintained a right of access across the site to enable movement from Wolsey Way to St Georges Field. Access to green space should always be maintained.

Consultee Details

Name: Ms Catherine Waby

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

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

NO Objection

From: Property Strategy <Property_Strategy@lincolnshire.gov.uk>
Sent: 21 April 2023 11:01
To: Technical Team (City of Lincoln Council)
Subject: RE: Reconsultation on Planning Application

Categories: Kieran

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

Many thanks for the below consultation. As a reserved matters application, all education mitigation should have been resolved at the outline stage; consequently, LCC Education has no comments in relation to education

Sam Barlow
Strategic Development Officer
Lincolnshire County Council
County Offices, Newland, Lincoln, LN1 1YL

Customer Details

Name: Mr Fred Raithby
Address: 5 hurstwood close Nettleham fields Lincoln

Comment Details

Commenter Type: Neighbour
Stance: Customer made comments neither objecting to or supporting the Planning Application
Comment Reasons:
Comment: I am just concerned about losing the field as its where I walk my dog. Please keep me updated. At least its more bungalows not houses.

Customer Details

Name: Mr Adrian Coulbeck

Address: 9 WESTHOLM CLOSE LINCOLN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After reviewing the submitted plans, I see no improvement to the issue raised on the previous application.

The proposal was listed as joining the two sections of Glebe park and Nettleham Fields together to form one community, this has not been achieved, the positioning of the proposed fences of plots 4 through to 8, will in fact block off the residents of Westholm & Hurstwood, over the last 20 years plus, a public footpath has been formed allowing access from the main Wolsey Way road through the side of Hurstwood and Westholm close and leading on to King George Fields, this has not been allocated for the residents of Hurstwood and Westholm close and has been removed, this denies all access by the residents' to use the footpath along the King George Fields down to the shops or to the doctors surgery in the opposite direction, unless we make a journey out on the main road and around to come back on ourselves.

The residents of Westholm Close have also maintained the grassed area from the front of the house numbers 9 & 14 all away along, once again this area was supposed to be maintained by Taylor Lindsey, this has also never been done, as the residents have paid for this area to be maintained and have done for the past 20 years plus, we have been advised, by rights, we are entitled to this area and as such seek application for this land and not be permitted to build on until this has been further investigated, this is in relationship to plot 7 location, photos of this area were submitted on the last application of the maintenance by the resident.

I would also like to mention that mature trees were removed, while planning permission was being sought, this I find intolerable, as no trees should have been removed until the planning permission was approved, this just shows the lack of respect by Taylor Lindsey for the residents as this was done while most residents were at work, no letter was sent to the resident informing them, there was a lack of health and safety here.

In addition I would like to object to the destruction of the grassed area during the breeding season of Hedgehogs, on many occasions I have had the good fortune to see as many as three Hedgehogs in my garden, until, Taylor Lindsey decide to cut this area, this has resulted in the destruction of the habitat and the loss of an animal that is on a critical list of one of our natural species.

I would appreciate a member of the planning committee to contact me and visit the site in question to actually walk through this area in question and go over the point raised in this objection.

Yours Sincerely

Mr A Coulbeck

31 October 2022

For the attention of Lana Meddings

Dear Ms Meddings

Town & Country Planning Act 1990
Consultation on Application for Approval of Reserved Matters
Address of proposed development: Land at Wolsey Way, Lincoln

In response to your letter of 14 October 2011 regarding the above proposed development, we would strongly reiterate our objection to this development (as we did on the 8 September 2018).

This piece of land has a condition attached to it by Lincolnshire County Council and City Council Planning, from when the surrounding land was first developed, that this area must remain as Open Space and designated as a "Cathedral Corridor" (one of a number placed on areas around the City), and therefore not to be built on. In fact our neighbours who have lived here since the area was first developed said that a pic-nic area would be created – this never happened. The Developers Taylor Lindsey must be well aware of this as this same condition imposed by Lincolnshire County Council / West Lindsey District Council also applies to their large development across the road of Wolsey Way in which a mirror image area of Open Space is also in place which covers the area from Wolsey Way down to the Bypass.

If this land is granted for development then it will obviously be given the greenlight for future development of the open space on the opposite side of Wolsey Way at some point in the future, thus making any conditions imposed meaningless.

Should the developers argue there is a need for bungalows in the area then they should have included them in their large developments on the east side of Wolsey Way and the land off Nettleham Road where it is all two and three storey houses.

As a Planning Authority surely you should be compliant with any condition set against an important open space and consider very carefully regarding the potential loss of a small but valuable asset to the local community against the progression of continuous loss of open space and the affect of any wildlife species. Just because it's there it doesn't have to be concreted over.

I trust our, and other local objectors, concerns are taken into account when making your decision regarding this development.

Yours faithfully

Mr & Mrs Maplethorpe

Customer Details

Name: Mrs Vivien Parkinson

Address: 8 Westholm Close Lincoln

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Concerned that the long standing trodden paths between Westholm Close & Hurstwood Close linking them with St. George's playing fields are not being retained.

Also, extremely concerned that the traffic calming measure is to be removed in Wolsey Way. This stretch of road, with housing either side, suffers from inappropriately fast traffic anyway. The traffic calming removal will turn Wolsey Way into a speed track, without a doubt.

Consultee Details

Name: Ms Catherine Waby

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

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION

We are concerned about the materials used to clad the rear extension which seem totally out of character to the area. It would be more appropriate to be built in traditional materials. We also feel the loss of vegetation to the front of the property particularly as it will only create three parking spaces for four apartments which are for professional people who are likely to have private vehicles.

Customer Details

Name: Mrs carol gurga

Address: 14 Montaigne Garden Glebe Park lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There has been three more exits onto wolsey way and this will be the forth and to date nothing seems to have been mentioned about the roads. There is traffic calming along this road and the new residents park their cars making life extremely difficult for drivers , To date we have seen no mention about this and wether or not plans are being put in place to ease this problem. Also the doctors and schools in the area have not been mentioned. I hope this is being looked into before this planning application is given the go ahead

Customer Details

Name: Mrs Judith Maplethorpe

Address: 13 Larkspur Road Nettleham Fields Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have no further comment to our previous objections lodged other than the fact that still this open space is potentially to be built on without thought to the condition on the land the length of time this has been open space and a source of wildlife and habitat being denied the local community. It seems that this is being disregarded in the willingness of Lincoln City Council Planning to allow building being squeezed in every part of the City.

Customer Details

Name: Miss Lesley Rose

Address: 25 Larkspur Road Lincoln

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Neutral subject to these issues being addressed.

1) The access onto Wolsey Way needs to address the on going problems of the traffic calming measure between Larkspur Road and Windermere Road. Cars race through rather than give way and the problems have been exacerbated by residents using it as a car park following the West Lindsey development being built. Another vehicular access onto Wolsey way will compound the problem if this issue isn't resolved. Local councillors, both City and County, are aware.

2) Does the proposed landscaping reflect the fact that the development is on an important wild life corridor? The area used to be a very important green wedge under a former Lincoln Local Plan but this status was removed. Ironical given that there is less green space now than there was when it was put in place because of the large West Lindsey development on the opposite side of Wolsey Way.

3) Flood risk. Whilst the development is at no risk of river flooding, it is at one of the highest points in the Glebe Park, Nettleham Park, Nettleham Fields developments. Has the flood risk assessment fully taken account of the flood risk from run off from the estate to the properties at lower levels in the estate? Flash floods could be an issue. The green wedge provided some mitigation which will be lost through the buildings, roads, drives etc. The King George V playing fields already get water logged so presumably won't have additional capacity in periods of heavy rain.

Customer Details

Name: Mr Adrian Coulbeck

Address: 9 WESTHOLM CLOSE LINCOLN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam

These may not be solid reasons for the objection to the proposed development, but I would like the council to take in consideration the following comments:

At present we have on the opposite side of the proposed development, Minster Fields, this is now in to stage two of development, considering the amount of road traffic this is going to increase, is it necessary to develop this site for the sake of a mere 14 dwellings, causing another junction point to increase the problem as well as increase road traffic.

Minster development has a green belt running from the bypass all the way to Wolsey Way, directly in line with the proposed site, this green belt was part of the stipulation to gain planning permission, now because they had to comply with this they are trying to take away the green belt that was never intended to be built upon, leaving this site as it is, would greatly improve the continuation of this view.

Maintenance of said site and adjoining grassed areas of Hurstwood & Westholm Close, this has never been done by the developer, if lucky they may cut the grass once a year on the proposed site, unlike they are doing at Minster fields, which is always being cut to a satisfactory standard, the grassed areas adjoining have had to be maintained by the residents by using a garden contractor and has been paid for by the residents, along with the foot path that has been developed over the past 20 years plus.

The aforementioned site, because the site has not been maintained, it has become a natural habitat for one of Britain's most popular and endangered species, the hedgehog, with all the development going on in Lincoln, holding on to any precious resource for wildlife is more important than any commercial profit.

The excuse that the developers wanted to join Glebe Park and Nettleham Fields to create one community, is not real, the proposed development does not do this, this development encompasses Westholm Close and cuts the close off totally into a boxed close.

As the land stands now, people have direct access through the established footpaths, to join the walkway that leads around King George field, down to the shops at the bottom of Wolsey Way, or in the opposite direction to other amenities, no foot path has been provided for Westholm Close to gain access to King George Field.

It has already been put forward that the developer has removed well established trees prior to gaining any planning permission, this shows the lack of respect for the environment and any consideration that the public may have and is a case of, once they are removed, no one can do anything about it, pure greed.

I have been informed that due to the residents maintaining the grassed area in Westholm Close that the developer intends to build on, that we are entitled by law to keep this and not allow any building to take place.

The proposed plot 7, I really do object too, as it is being proposed to build on ground I alone have maintained for over 10 years and prior to me the previous occupier, the boundary comes right on top of my drive way and I know that the boundary line was further up, as was depicted by the picket fence that was there, sadly fell in to ruin and was not replaced by developer.

In this area, there are so many brown sites that could be developed without removing anymore green belt land.

It will be a total shame if this land is not preserved for wildlife, we are losing too much green pasture in this day and age of climate change.

Customer Details

Name: Mr Adrian Coulbeck

Email:

Address:

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Sir/Madam
These may not be solid reasons for the objection to the proposed development, but I would like the council to take in consideration the following comments:

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In this area, there are so many brown sites that could be developed without removing anymore green belt land.

It will be a total shame if this land is not preserved for wildlife, we are losing too much green pasture in this day and age of climate change.

Kind regards

Customer Details

Name: Mr Richard Crampton

Address: 9 Hurstwood Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. We have concerns that the developer may remove further trees before the development commences even though the site plan shows trees that should be retained This concern is based on witnessing trees being removed .

2. Access to our property and others is via a private road which is a narrow road. Where the boundary fence is shown on the site map this will bring the fencing very close to our road, making turning of cars and larger vehicles difficult . This also means where the fencing is the gardens will include several large trees, as mentioned above concerns that these may be removed or severely lopped . By moving the fencing the other side of the trees would help retain trees and improve access to our road.

3. The site as it currently is has a raised elevation we would like to have assurances that the site will be levelled , so there is no run off of water and that no property will be overlooking any current properties.

4. The site in its current state is a haven for wildlife with an abundance of wild flowers that encourages bees and other insects. The wild flowers also encourage birds such as bull finches, chaffinches and both blue and great tits It also houses a population of hedgehogs that are an endangered species . This land should be retained for this purpose as it is a very small development but the benefits to both wildlife and for people in the area to access an outside space is greatly beneficial

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