

PLANNING COMMITTEE

Wednesday, 4 October 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, Louise Simpson and Dave Walker

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 - 6 September 2023	5 - 10
2. Update Sheet	To Be Tabled
3. Declarations of Interest	

Please note that, in accordance with the Members' Code of Conduct, when declaring interests members must disclose the existence and nature of the interest, and whether it is a disclosable pecuniary interest (DPI) or personal and/or pecuniary.

4. Work to Trees in City Council Ownership	11 - 16
5. Consultation on Proposed Felling Licence: Application 017/4016/2022	17 - 22
6. Applications for Development	
(a) 18A - 20 High Street, Lincoln	23 - 72
(b) 29 Severn Street, Lincoln	73 - 98

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 Gary Hewson (*in the Chair*),
Councillor Debbie Armiger, Councillor Martin Christopher,
Councillor Rebecca Longbottom, Councillor Bill Mara,
Councillor Mark Storer, Councillor Rachel Storer and
Councillor Calum Watt

Apologies for Absence: Councillor Bob Bushell, Councillor Chris Burke, Councillor Liz Bushell and Councillor Edmund Strengiel

20. Confirmation of Minutes - 9 August 2023

RESOLVED that the minutes of the meeting held on 9 August 2023 be confirmed.

21. Update Sheet

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

RESOLVED that the update sheet be received by Planning Committee.

22. Declarations of Interest

No declarations of interest were received.

23. Confirmation of Tree Preservation Order No 175

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 175: 1no Fagus Sylvatica (Beech) tree in the grounds of 20 Drury Lane, Lincoln
- b. provided details of the individual tree to be covered by the order and the contribution it made to the area
- c. referred to the Update Sheet tabled at tonight's meeting which contained a revised map showing the correct location of the tree
- d. 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
- e. reported that the initial 6 months of protection for this tree would come to an end for the Tree Preservation Order on 30 September 2023

- f. confirmed that the reason for making a Tree Preservation Order on this site was as a result of an application from the owners to carry out pruning works to the tree
- g. reported that the property was located within a conservation area which was the reason why consent was required
- h. reported that the Arboricultural Officer had carried out a site visit at which he identified the tree to be suitable for protection under a Tree Preservation Order, having high amenity value, and that its removal would have an effect on the aesthetic appearance of the area
- i. advised that consultation had been carried out with the owner of the property and no objections had been received to the order
- j. 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 175 be confirmed without modification and that delegated authority be granted to the Assistant Director of Planning to carry out the requisite procedures for confirmation.

24. Application for Development - Land At Wolsey Way, Lincoln

The Planning Team Leader:

- a. advised that Outline Planning Permission was first granted for the residential development of this piece of land in November 2019 and the site had been allocated for residential development in the previous and the current Local Plan
- b. highlighted that outline planning permission granted in 2019 was for 14 bungalows and this permission was subsequently amended in 2021 to provide details of drainage
- c. described the application now before Planning Committee this evening as follows:
 - Planning permission was sought to discharge all of the reserved matters from the amended outline planning permission, detailed at condition 2 of the outline planning permission.
 - It encompassed 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 was also seeking to discharge condition 4 of the outline planning permission which dealt with tree protection during development and also condition 5 which dealt with existing and proposed site levels.
 - A copy of the outline planning permission was attached to the officer's report.
 - The details of the reserved matters still proposed the 14 bungalows as had been approved under the outline planning permissions and

as part of a development of this site four of those bungalows would be affordable.

- d. described the site history to the application site as detailed within the officer's report
- e. advised that the relevant planning policies considered at the time of the granting of outline planning permission were policies from the now super seeded Local Plan; the current Local Plan policies that were relevant to the consideration for the reserved matters application were as follows:
 - Policy S53: Design and Amenity Standards
 - Policy S48: Walking and Cycling Provision
 - Policy S49: Parking Provision
- f. reported that the issues raised by the application were primarily those of detail; the application conformed with what had been granted planning permission at the outline stage and so our consideration focussed on the details of the five reserved matters and the associated conditions
- g. stated that the principle of the development of the site was already approved and the issue of the point of access was effectively also approved by reason of the location and shape of the site
- h. outlined the responses made to the consultation exercise
- i. referred to the Update Sheet which included further representations received in respect of the planning application, including a Highway and Lead Flood Authority Report stating there were no objections to the proposed scheme
- j. concluded that the details provided by the applicants, to satisfy the reserved matters condition and two further conditions on the outline planning permission were acceptable and appropriate and directly related to the parent permission.

Mr Adrian Coulbeck, local resident, addressed Planning Committee in objection to the proposed planning application, covering the following main points:

- He thanked members of Planning Committee for allowing him the opportunity to speak.
- He raised concerns regarding the grassed area of Wolsey Way.
- The grassland had not been maintained by the developer, Taylor Lindsey in over 20 years. This should have taken place.
- The residents had paid for the area to be maintained over this period, together with the footpath which had developed over the past 20 plus years.
- He had been informed, due to the residents maintaining the grassed area in Westholm Close, that by rights they were entitled to this area and as such should seek application for this land not to be built on until further investigation had taken place.
- Minster Fields development had always been properly maintained.
- The development would cut off Westholm Close totally. Direct access through the established footpaths to join the walkway that led to King

George Field, down to the shops at the bottom of Wolsey Way and in the opposite direction to other amenities would be lost.

- He objected to plot 7 of the new development to be built on the boundary that came right to the top of his driveway adjacent to his property.
- The positioning of fences for plots 4 to 8 would completely block in the residents of Westholm Close and Hurstwood Close, especially his property at No 9 Westholm Close.
- The footpath had been created by the public.
- There would be no footpath for Westholm Close residents to gain access to King George Field.
- Established mature trees had been removed whilst planning permission was being sought, showing lack of respect for the environment.
- Issues in respect of water levels, for which Anglian Water had already provided mitigation measures. Residents did not want water in their properties.
- The land was meant to be green-belt land.
- The grassed area was destructed during the hedgehog breeding session, which had destroyed the habitat and loss of an animal on our critical list, one of our natural species.
- The land was best used as a mini nature reserve and not for housing.
- The proposed development should it go ahead needed to be pushed back from his boundary land to allow bushes to be set and maintained.
- Small amendments to the plans would go along way to offer improvements for existing residents.

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

- He represented Taylor Lindsey Ltd, the developer and landowner.
- The company was a chartered member of the Royal Town Planning Institute.
- He wished to highlight a few key points.
- The principle of outline planning permission was already granted.
- The proposed layout of the scheme was well suited to the site.
- Four of the houses would be affordable homes.
- The applicants had worked tirelessly alongside planning officers to address concerns resulting from consultation responses, especially from Anglian Water Authority and Lincolnshire County Council.
- A revision included a 3-metre-wide pedestrian/cycleway access link to St George's Field.
- Hedgehog friendly fencing would be installed.
- Land ownership matters were not a material planning consideration. The developer disputed claims made in this respect.
- The proposed scheme provided good quality bungalows.

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

The following comments and questions were received from members individually:

- Building bungalows was not the most efficient use of the land, however, this was not a reason to refuse planning permission.
- Local residents had raised concern that the neighbourhood would be less walkable.
- The scheme was suitable for approval at reserved matters.

- It was pleasing to see that the existing hedges around the site would be retained.
- Residents had written in to raise concerns, not having a full grasp of how the development would affect them as the most impacted people. There wasn't enough clear guidance and consultation.
- The grassed area had been taken away, having been a green wedge in the past and residents didn't know why.
- The final properties were very compacted.
- Although residents would not have access across the development from Westholm Close, there would be provision of an access/cycleway via Larkspur Close.
- Question: Where did we stand regarding the legal case raised by the objector?
- Question: In terms of the appearance of the new homes being designed to reference the style of properties in the wider area, how did this affect the homes within the development itself? Would the same materials be used to build the four affordable homes to avoid them looking significantly different? A condition was referred to within the report that the detail of external materials were to be approved.
- Question: Would EV Charging points be provided?

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

- In terms of the legal position – this was not a material planning consideration for Planning Committee, however grant of planning permission would not override any other rights of individuals in challenging the ownership of the land.
- The trees/hedging would be protected during construction.
- In terms of the appearance of the affordable housing, officer's agreed from a planning point of view that it was not right to seek to differentiate between affordable housing and the remaining homes on the development. The affordable housing was smaller in size, however a variety of homes could be viewed as appealing in their own right.
- A condition of grant of planning permission included approval of materials to be used
- Electric charging points would be provided for every house.
- In terms of the history of the allocation of the site: In 2017 the City of Lincoln Plan became the Central Lincolnshire Local Plan. Policies were looked at by the Inspector and following examination in public the land was resolved as allocated for residential purposes and part of the Central Lincolnshire Local Plan. In 2019, subject to consultation with residents, outline planning permission was granted for the development. In 2021, subject to consultation with residents outline planning permission was revised, in relation to full engineering, drainage, street lighting and construction details of the streets proposed for adoption, to reflect agreed updated drainage strategy.

RESOLVED that the application to discharge the reserved matters and the associated conditions be granted planning permission.

This page is intentionally blank.

SUBJECT: WORK TO TREES IN CITY COUNCIL OWNERSHIP

DIRECTORATE: COMMUNITIES AND ENVIRONMENT

REPORT AUTHOR: STEVE BIRD – ASSISTANT DIRECTOR, (COMMUNITIES & STREET SCENE)

1. Purpose of Report

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

2. Background

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

3. Tree Assessment

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

4. Consultation and Communication

- 4.1 All ward Councillors are informed of proposed works on this schedule, which are within their respective ward boundaries.

- 4.2 The relevant portfolio holders are advised in advance in all instances where, in the judgement of officers, the matters arising within the report are likely to be sensitive or contentious.

5. Strategic Priorities

5.1 Let's enhance our remarkable place

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

6. Organisational Impacts

6.1 Finance (including whole life costs where applicable)

i) Finance

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

ii) Staffing N/A

iii) Property/Land/ Accommodation Implications N/A

iv) Procurement

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

6.2 Legal Implications including Procurement Rules

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

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

6.3 Equality, Diversity and Human Rights

There are no negative implications.

7. Risk Implications

- 7.1 The work identified on the attached schedule represents the Arboricultural Officer's advice to the Council relevant to the specific situation identified. This is a balance of assessment pertaining to the health of the tree, its environment, and any legal or health and safety concerns. In all instances the protection of the public is taken as paramount. Deviation from the recommendations for any particular situation may carry ramifications. These can be outlined by the Arboricultural Officer pertinent to any specific case.

- 7.2 Where appropriate, the recommended actions within the schedule have been subject to a

formal risk assessment. Failure to act on the recommendations of the Arboricultural Officer could leave the City Council open to allegations that it has not acted responsibly in the discharge of its responsibilities.

8. Recommendation

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

Is this a key decision? No

Do the exempt information categories apply? No

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

How many appendices does the report contain? 1

List of Background Papers: None

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

**NOTIFICATION OF INTENDED WORK TO TREES AND HEDGES
RELEVANT TO THEIR CITY COUNCIL OWNERSHIP STATUS.
SCHEDULE No 6 / SCHEDULE DATE: 04/09/2023**

Item No	Status e.g. CAC	Specific Location	Tree Species and description/ reasons for work / Ward.	Recommendation
1.	CAC	Lincoln Arboretum	<u>Abbey Ward</u> 1 x Poplar <u>Retrospective notice</u> This tree was felled due to the presence of a basal stem fracture which placed the tree at high risk of failure.	Replace tree with a weeping silver lime (<i>Tilia tomentosa</i> 'Petiolaris'). To be planted as close to the site of the original tree as possible.
2.	CAC	Lincoln Arboretum	<u>Abbey Ward</u> 1 x hawthorn <u>Fell</u> The stability of this tree is affected by the presence of basal decay fungi.	Approve works. Replant with a replacement Hawthorn, to be located as close to the site of the original tree as possible.
3.	N/A	83 Woodfield Avenue	<u>Birchwood Ward</u> 1 x Hawthorn <u>Fell</u> The canopy of this tree is composed of approximately 95% deadwood.	Approve works. Replace with a Cockspur Thorn, to be located as close to the site of the original planting as possible.
4.	N/A	85 Woodfield Avenue	<u>Birchwood Ward</u> 1 x Hawthorn <u>Fell</u> The canopy of this tree is composed of approximately 95% deadwood.	Approve works. Replace with a Cockspur Thorn, to be located as close to the site of original planting as possible.
5.	N/A	Boultham Park	<u>Boultham Ward</u> 1 x Alder <u>Pollard</u> The canopy of this tree is in heavy decline –	Approve works

			pollarding is suggested as a method to retain the base of the tree as biodiverse habitat.	
6/	N/A	109 Woodfield Avenue	<u>Birchwood Ward</u> 1 x Oak <u>Retrospective notice</u> This tree was removed as a matter of urgency due to a failed co-dominant branch union.	Replace tree with an English Oak, to be suitably sited within the grassland verge located at the junction between Woodfield Avenue and Firtree Avenue.
7.	CAC	The Lawn	<u>Carholme Ward</u> 1 x Atlantic Cedar <u>Fell</u> The canopy of this tree is composed of approximately 90% deadwood.	Approve works. Replace with a Paper mulberry, to be located as close to the site of the original planting as possible.
8.	N/A	Newport Cemetery	<u>Minster Ward</u> 1 x Holly <u>Coppice</u> This tree is of poor form and has little aesthetic value – adjacent companion trees also show similar signs of decline.	Approve works. This work is recommended to establish if basal regeneration can be encouraged as a method of re-establishing a viable canopy.

This page is intentionally blank.

**SUBJECT: CONSULTATION ON PROPOSED FELLING LICENCE
APPLICATION 017/4016/2022**

DIRECTORATE: COMMUNITIES AND ENVIRONMENT

REPORT AUTHOR: DAVE WALKER, ARBORICULTURAL OFFICER

1. Purpose of Report

- 1.1 To provide advice relating to the proposed management of priority heathland habitat located within Swanholme Lakes SSSI, by the implementation of limited targeted deforestation and thinning of specified areas.

2. Background

- 2.1 Swanholme Lakes Nature Reserve falls within the City Boundary and is located adjacent to Hartsholme Country Park. The reserve is in the ownership of the City Council and subject to Tree Preservation Order, Doddington Road No1 – Hartsholme Wood.
- 2.2 Swanholme Lakes was designated as a site of Special Scientific Interest in 1985 and became a Local Nature Reserve in 1991.
- 2.3 The site is open to public access and comprises of a variety of habitats including woodland, heathland, and several lakes, which were originally pits formed during the extraction of sand and gravel in the last century.
- 2.4 The tree species forming the woodlands are predominantly Birch, Willow, Pine, Alder, and Oak. The site supports wet and dry heathland, both important habitats supporting a variety of wildlife; the lakes provide suitable conditions for the benefit of several uncommon aquatic species of flora and fauna.
- 2.5 Presently, pioneer species, such as Birch and Willow are encroaching onto the heathland sites, additionally other species such as Pine and Alder are having detrimental effects on the heathland habitat which is located in the vicinity of the area known as Acid Pools. If left unmanaged the presence of these trees will negatively affect the underlying nature of the heathland habitat, leading to the loss of mosses lichens and other desirable heathland species.
- 2.6 Trees growing adjacent to the lakeside banks are currently producing significant shading which has the effect of minimising the habitat potential of the marginal zones. Lakeside trees also influence the level of eutrophication which occurs within individual water bodies due to the shedding of leaves, the deposition of leaves can also have the effect of altering the water chemistry of individual lakes, which in turn could adversely affect the ability of rare plants and marginal species to utilise an otherwise suitable niche.

3. Proposal

3.1 To maintain and manage this diverse site and accommodate the requirements of woodland, heathland, and the lakes in a balanced manner it is proposed to selectively fell, coppice and prune some of the Birch, Willow, Alder, Pine and Oak encroaching onto the existing heathland, or as being identified as being in close proximity to the lakeside edges.

3.2 The Proposed Works Would:

- 1) Prevent woodland encroaching into heathland areas and improve the conditions required for the promotion of heathland species.
- 2) Prevent successional colonisation of the heathland located in the vicinity of Acid Pools by both Pine and alder species, as in line with Natural England guidance.
- 3) Reduce the adverse effects of shading and leaf litter build up within individual lakes whilst encouraging marginal vegetation to colonise and thrive.
- 4) Improve the amenity of the site by opening up viewing areas for the public to observe local wildlife.
- 5) Remove low hanging branches on trees located adjacent to footpaths to provide the public, park rangers and maintenance teams safe and unobstructed access.

4. Additional Information

4.1 As previously stated Swanholme Lakes Nature Reserve is subject to a Tree Preservation Order which prevents any unconsented tree works being undertaken without the local authority's consent, the removal of trees is also controlled via the Forestry Commission and in this case the proposed tree works do not have exemption from the Forestry Commissions Felling Licence legislation.

4.2 As proposed tree removals will produce more than 5 cubic metres of timber per calendar quarter the City Council has a legal obligation to apply to the Forestry Commission for a felling licence to undertake its planned works within the Nature Reserve.

4.3 As the site in question also has SSSI designation the City Council has submitted a Supplementary Notice of Operations (SNO) to the Forestry Commission, this includes detailed information on the protective measures which we will utilise to protect the SSSI interest while we undertake tree felling operations. The SNO also enables Natural England to decide whether to give its SSSI consent to the tree felling work.

4.4 The purpose of a Felling Licence is to ensure that there is no uncontrolled loss of tree cover within designated areas.

4.5 If granted the felling licence negates the requirement of the City Council to apply for tree work via the usual Tree Preservation Order route.

5. Recommendation

- 5.1 I consider the proposed works, which have been approved by Natural England, to be both appropriate and beneficial to maintaining the site as a diverse habitat.
- 5.2 It is recommended that members confirm their consent to the above works, and that the officer carries out the requisite procedures to confirm to the Forestry Commission that suitable consultation has taken place.
- .

How many appendices does the report contain?

None

List of Background Papers:

None

Lead Officer:

Dave Walker, Arboricultural Officer:
dave.walker@lincoln.gov.uk

This page is intentionally blank.

Operations Map



** PLEASE NOTE – Following your site visit and after inputting the data from this form into a PW14, please ensure this document is destroyed to meet the requirements of the Data Protection Act. **

This page is intentionally blank.

Application Number:	2023/0344/FUL
Site Address:	18A - 20 High Street, Lincoln, Lincolnshire
Target Date:	11th July 2023
Agent Name:	Framework Architects
Applicant Name:	Mr Matt Pang
Proposal:	Proposed conversion and extension of existing restaurant to form 1no. commercial/ retail unit at ground floor and 9 no. residential apartments (C3) with associated amenity space (Re-submission of Planning Application 2022/0762/FUL).

Background - Site Location and Description

Site Location

The site is located on the west side of High Street on the corner of High Street and Henley Street. The site is occupied by a three storey building fronting High Street which is a restaurant at ground floor with associated residential accommodation above. The site also includes some garages to the rear accessed from Henley Street.

To the north and attached to the building at first/second floor with an arch at ground floor is the Golden Eagle Public House. The pub's arch leads into its car park to the rear with a grassed outdoor seating area/garden located beyond to the west. To the west of the application site are terraced properties on the north and south side of Henley Street. The site is situated within the St Catherine's Conservation Area No 4.

The application is a resubmission of a previously refused application for a conversion and extension of existing restaurant to form 1no commercial/retail unit at ground floor and 10no residential apartments (Class C3) with associated amenity space. The previous application was recommended to grant by officers but was refused by Planning Committee 22nd March 2023 for the following reasons:

- The proposed three storey extension by virtue of its position, mass and design would not relate well to the Conservation Area or the height relative to the existing terraced properties on Henley Street conflicting with the appearance and proportion of the surrounding character. The proposal would neither reflect, improve on nor respect the original architectural style of the local surroundings. Accordingly, the development would fail to preserve the character and appearance of the St. Catherine's Conservation Area. The proposal would therefore be contrary to Central Lincolnshire Local Plan Policies LP25 and LP26 and paragraphs 130 and 197 of the National Planning Policy Framework.
- The proposed three storey extension by reason of its size and position would have a harmful impact on the first floor flat to the north (Flat 21 High Street), creating a harmful overlooking relationship and reducing light into the flat to an unacceptable degree, contrary to Policy LP26 of the Central Lincolnshire Local Plan.
- The proposal to include the creation of 10 flats would increase existing parking pressures on Henley Street to a level which would be harmful to the amenity of existing residents contrary to Policy LP33 of the Central Lincolnshire Local Plan.
- The resultant floor area of flats 7 and 8 would be of a size which would be

smaller than National Space Standards. These flats would not provide appropriate amenity to future occupiers contrary to paragraph 130 of the NPPF and Policy LP26 of the Central Lincolnshire Local Plan.

Description of Development

The application has been revised and resubmitted to try and address the previous refusal reasons. The revised application is for conversion and extension of existing restaurant to form 1no. commercial/ retail unit at ground floor and 9 no. residential apartments (C3) with associated amenity space.

The revisions include a reduction to the scheme from 10 apartments to 9. The reduction in apartments has meant that the remaining apartments now meet space standards. All north facing windows have been altered to be obscured glazed in order to remove overlooking concerns raised in the previous refusal.

The building fronting High Street would be extended upwards by raising the existing eaves and ridge height to provide accommodation within the roof space. A three storey extension would be added to the rear of the existing building to provide further residential accommodation.

The application is brought to Planning Committee given the amount of objections received.

Site History

Reference:	Description	Status	Decision Date:
2022/0762/FUL	Conversion and extension of existing restaurant to form 1no commercial/retail unit at ground floor and 10no residential apartments (Class C3) with associated amenity space	Refused	27th March 2023

Case Officer Site Visit

Undertaken on 5th July 2023

Policies Referred to

- National Planning Policy Framework
- 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 S12 Water Efficiency and Sustainable Water Management
- Policy S13 Reducing Energy Consumption in Existing Buildings
- Policy S47 Accessibility and Transport
- Policy S53 Design and Amenity
- Policy S57 The Historic Environment
- Policy S58 Protecting Lincoln, Gainsborough and Sleaford's Setting and

- Character
- Policy NS72 Lincoln Regeneration and Opportunity Areas

Issues

- Principle and Policy Background
- Impact of the Proposed Development on the Character and Appearance of the Conservation Area and Visual Amenity
- Impact on Residential Amenity and Impact on Adjacent Premises
- Highways and Drainage
- Contamination
- Energy Efficiency

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
John Lincolnshire Police	Comments Received
Lincoln Civic Trust	Comments Received
Education Planning Manager, Lincolnshire County Council	Comments Received
Anglian Water	Comments Received
Upper Witham, Witham First District & Witham Third District	Comments Received

Public Consultation Responses

Name	Address
Ms Linzi Crabtree	8 Croxton Drive Lincoln Lincolnshire LN6 0AN
Peter K Rollings	

Mr Philip Harrison	4A Henley Street Lincoln Lincolnshire LN5 8BA
Mrs Julia Barton	1 Sorrel Court Lincoln LN60YL
Mr Jason Robinson	41 Browning Drive Lincoln Lincolnshire LN2 4HF
Miss Paula Hather	24 Henley Street Lincoln Lincolnshire LN5 8BA
D. C. Maiden	35 Henley Street Lincoln Lincolnshire LN5 8BB
Miss Talia Thornberry	20 Kathleen Grove Grimsby DN32 8JT
Mr Donald Barton	1 Sorrel Court Lincoln LN60YL
Mr Mike Smith	76 Newark Road Lincoln Lincolnshire LN5 8PY
Mr Brandon Ranby	1 Carlton Street Lincoln Lincolnshire LN1 3HX
Mr Michael Hancock	52 Woodfield Road Gainsborough DN21 1RF
Mrs Tracey Darby	37 Henley Street Lincoln Lincolnshire LN5 8BB

Ms Wendy Olsen	90 St Botolph's Crescent Lincoln LN5 8BJ
Mr Christopher Tyers	Golden Eagle 21 High Street Lincoln Lincolnshire LN5 8BD
Mr Gareth Clitheroe	19 Wilson Street Lincoln Lincolnshire LN1 3HZ
Mr David Bloor	33 Wigsley Road Lincoln LN6 3LA
Simon Rippon	Woodlands Staples Lane Lincoln LN5 9QE
Miss Wiktoria Laszewska	Elder Street Lincoln LN5 8QX
Mr Colin Webb	51 South Park Lincoln Lincolnshire LN5 8ER
Mr Tom Parkes	5 Teals Cottages, Whisby Road Whisby Moor Lincoln LN6 9BY
Mr Peter Harris	46 Sleaford road Branston LN4 1LL
Mrs T Harris	Bramble Cottage 46 Sleaford Rd Branston LN4 1LL
Mrs Stacey Bunn	72 Macaulay Drive Lincoln LN2 4EE

Mr Joe Wiggins	10 Southlands Avenue Morton DN21 3EY
Mr Daniel Bunn	72 Macaulay Drive Lincoln LN2 4EE
Mr Sam Harrison	18 Rosebery Avenue Lincoln Lincolnshire LN1 1ND
Mr John Richardson	50 Finningley Road Lincoln Lincolnshire LN6 0UP
Mr Stuart Wallace	1 Middle Street Potterhanworth LN4 2DR
Miss Em Wilson	14A The Sidings Saxilby LN1 2PX
Mr Robert Norman	8 Elder Street Lincoln Lincolnshire LN5 8QX
Mr Peter Rollings	47 Harris Road Lincoln Lincolnshire LN6 7PN
Mr Stefan Gregory	7 Cabourne Court Lincoln Lincolnshire LN2 2JP
Paige Enefer	132 Newland Street West Lincoln Lincolnshire LN1 1PH
Mr Connolly Clipson	53 Westwick Drive Lincoln LN6 7RN

Lindsey Burton	43 Sharp Walk Lincoln LN6 9TP
Mr Donald Barton	1 Sorrel Court Lincoln LN6 0YL
Mr Owen Jones	7 Blankney Close Saxilby Lincoln LN1 2JA
Mr Wayne Sawyer	26 Grange Road Bracebridge Heath Lincoln LN4 2PW
Miss Emily Nichol	Southside, (the Former St Katherine's Church) Colegrave Street Lincoln LN58DW
Miss Katie Bradish	2A Henley Street Lincoln Lincolnshire LN5 8BA
Mr Adam Rowe	23 Knight Terrace Lincoln LN5 8LA
Miss Emily Wilson	12 Sycamore Grove Bracebridge Heath Lincoln LN4 2RD
Ms Tyla Hall	Flat 21 High Street Lincoln
Ms Pauline Hemshall	239 Newark Road North Hykeham Lincoln LN6 8QS
Frank Parr	19 Henley Street Lincoln Lincolnshire LN5 8BB

Mrs Margaret Bunn	3 Marlowe Drive Lincoln LN2 4BX
Mr John Watson	44 Norwich Drive Bracebridge Heath LN4 2TF
Dean Bruce	25 St Catherine's Road Lincoln LN5 8DY
Miss Rodhine Kirwan	11 Baggholme Road Lincoln LN2 5BQ
Mr Michael Kemp	17 Forge Way Lincoln LN6 9ZS
Mr Bartlomiej Mucha	Henley Street Lincoln LN5 8BA
Mrs Dawn Furniss	12 Sycamore Grove Bracebridge Heath Lincoln LN4 2RD
Matt Marshall	10 Hobart Close Lincoln LN5 9FZ
Mrs Heather Painter	12 Queensway Ruskington Sleaford NG34 9ET
Mr Nicholas Holland	13 Spencer Street Lincoln Lincolnshire LN5 8JH
Miss Lauren Clare	4 Antonius Way Lincoln LN6 9AD
Mr Thomas Jenkinson	373 Brant Road Lincoln LN5 9AH

Mr Roger Walter	239 Newark Road North Hykeham Lincoln LN6 8QS
Luke Travis	45 Henley Street Lincoln LN5 8BD
Mr David Price	8 Croxton Drive Lincoln Lincolnshire LN6 0AN
Ms Sally Horscroft	59 Henley Street Lincoln Lincolnshire LN5 8BB
Ms Mel C	Henley Street Lincoln LN5 8BB

Consideration

Various objections have been received to the proposal, these are from both residents within the City and some from outside the City with regard to the impact on the adjacent public house. All representations are included on the agenda and main concerns are raised are:

Concerns are raised regarding parking and that the proposal will increase existing parking pressures, concern with the modern design of the proposal, scale of proposal, increased traffic, lack of demand for flats in the area. Many of the objections raise concern with the impact on the public house to the north including loss of light into the building and to the outdoor area, and increased potential for noise complaints from new residential properties regarding the pub's events. Concern also regarding the impact on the flat above the pub including overlooking and loss of light. Concern that the proposal hasn't addressed the previous refusal reasons.

The concerns raised are discussed throughout this report.

Principle and Policy Background

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

Since the previous application, the Central Lincolnshire Local Plan 2023 has been adopted. The development is therefore considered under the new local plan. Policy S1 and S3 echo the objectives of the NPPF and aims to meet Lincoln's growth stating that there should be a presumption in favour of sustainable development and planning applications

that accord with the policies in the local plan will be approved without delay.

The site is located within the High Street South Mixed Use Area as defined in the CLLP. Policy NS72 applies which states that both residential and commercial uses, including restaurants and cafes and other uses falling under Use Class E are acceptable in principle. Development is supported in principle subject to:

- a. The development not resulting in the area in which it is located losing its mixed use character;
- b. Major developments including, or contributing to, a mixture of uses sufficient to add to the overall vitality of the area and to create a purpose and presence extending beyond normal shopping hours;
- c. The development not harming the local environment or the amenities which occupiers of nearby properties may reasonably expect to enjoy, such as causing unacceptable levels of disturbance, noise, smell, fumes, dust, grit or other pollution, or reducing daylight, outlook or privacy to an unacceptable degree;
- d. The development not resulting in levels of traffic or on-street parking which would cause either road safety or amenity problems; and
- e. Dwelling houses or other homes not being lost to non-residential uses unless:
 - i. The level of amenity available in any particular instance is already so poor that continued residential use is not desirable and there is no realistic prospect of the problem(s) being remedied; or
 - ii. The overall development will maintain or produce a net numerical gain in the number of dwellings on the site.

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

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

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

The site is occupied by a building which is lower in eaves than its adjoining neighbouring property on High Street. The Henley Street elevation is occupied by single storey garages. The existing building fronting High Street is of three storeys and has a rendered front elevation. The windows are a mixture of horizontal and vertical proportions all modern in style. The shop front and window pattern do not positively contribute to the character and appearance of the conservation area, which consist of domestic fenestration and brick slips at ground floor. A more traditional shop front would be included to the front elevation, wrapping around to the side on Henley Street.

The proposal would retain the existing three storey building fronting High Street although its roof would be raised. The eaves would be increased to be in line with the neighbouring building and its ridge would sit slightly higher. The proposed development incorporates alterations to the fenestration and shop front to ensure this elevation is better proportioned.

The proposed dormer windows reflect the proportions of the windows below in the front elevation to create a balanced and vertically proportioned elevation.

On Henley Street, the three storey extension would occupy the space where the existing garages would be demolished. The extension would take a more modern form than the High Street elevation with larger recessed windows over two storeys and a third floor which is set back from the main façade. The new extension would be attached to the original building by a link where pedestrian access would be taken into the building at ground floor. The materials to be used for the link would be different to those used for the new extension, representing the transition from the original building to a more modern design. The extension would be set off the boundary with the adjacent public house which creates an outdoor courtyard area to the north; this will provide an outdoor amenity area for residents, as well as space for bin and cycle storage.

PV solar panels are proposed on the roof of the new extension; given this is on a flat part of the roof, these would not be visible from the street.

The architect has revised the designs as part of the previous application, in line with officer comments, in order to introduce a more vertically proportioned elevation fronting High Street, which responds to its locality. The revisions have also reduced dormer sizes on the High Street elevation, ensuring these better relate to the elevation below. The introduction of a traditionally designed shopfront is welcomed and will help to rebalance the front elevation and reverse the previous uncharacteristic changes to the building. The eaves line will reflect that of its neighbouring property and whilst the alterations will increase the ridge height beyond that of the neighbouring property; differing ridge heights are commonly seen throughout the conservation area and it is not considered that this would be harmful. It is considered that the building would sit comfortably in its position without appearing out of scale to the established prevailing character.

The extension fronting Henley Street would represent a contrast to the front elevation; it takes a contemporary form with large openings framed by recessed brick detailing. Whilst the top floor would be higher than the adjacent Victorian terraces on the north side of Henley Street, this relationship represents the transition from commercial on the High Street to the more domestic scale on side streets and is not uncommon in the area. The top floor being set back will also give relief to the scale. The application in its resubmitted form also has a reduced the mass of the upper by removing one of the apartments and creating a step down in height from the development to the terraced properties on Henley Street. The use of red brick on the ground and first floor of the extension would reflect the adjacent terraced properties.

With regard to materials, the existing elevation fronting High Street is rendered at first and second floor. It is proposed that this would remain as rendered and this would extend around the original side elevation. Red brick would be used for the extension, whilst the top floor and link between existing and proposed would have a different treatment. Aluminium panels/render are proposed. Whilst some general information has been received with regard to the materials to be used, it would be considered entirely appropriate to condition further details of the proposed materials, ensuring that they are of a suitable quality and appropriate to the street and wider conservation area.

The proposal is contemporary in style, particularly the new extension, whilst being sympathetic to the historic townscape of the south of High Street and indeed the Conservation Area. The proposal, in its revised form, responds positively in form and scale

to the context. The proposal would secure improvements to the existing building, which is not, at present, positively contributing to the Conservation Area. The proposal accords with Policies S58 of the Central Lincolnshire Local Plan and paragraph 199 of the NPPF.

In addition to the NPPF, the City Council are also duty bound by Section 72 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990. The re-development of the site both preserves and enhances the character and appearance of the Conservation Area in accordance with Section 72 (1).

Residential Amenity and Impact on Adjacent Premises

In terms of impact on adjacent premises, the Golden Eagle Public House is positioned to the north of the application which is attached to the main part of the building fronting High Street. The public house also has a long rear projecting offshoot over two floors which forms the bar at ground floor and accommodation above. Planning permission was granted in 2006 to extend the premises providing an additional bedroom within the first floor offshoot, the application stated that the flat was utilised as staff accommodation; the flat is accessed from inside the pub.

The main outlook from the proposed flats are either to High Street or Henley Street. The main bulk of the proposed extension has been designed to be positioned off the boundary to the north which creates a private courtyard for future residents as well as providing breathing space between the new development and the existing public house.

There are windows proposed within the side elevation of the proposed extension facing the adjacent public house and the potential overlooking from these windows formed part of the previous refusal reason although on the resubmitted application these are now obscure glazed. It is proposed that a condition is included on the application to ensure the windows in the first and second floor are obscure glazed and remain so for the life of the development. New windows within the rear elevation on the first and second floors would be adjacent to the side boundary with the public house although given the position to the offshoot at this point, direct overlooking would be difficult and certainly would not warrant refusal on the current application on these grounds.

The adjacent public house has an access from High Street into its car park to the rear with a small, covered seating area adjacent to the side boundary with the application site. Given the smaller area within the access/carparking area is covered and adjacent to the existing boundary wall, it is not considered that the development would impact on this area. The proposal in its revised form has reduced the size of the proposed second floor by removing an apartment, therefore the bulk of the proposal is less than the previously refused application. Officers consider that light to the first floor windows within the side elevation of the flat to the public house are unlikely to be impacted to a harmful degree. With regard to light lost to the bar area itself, limited weight can be given to such matters when compared to that of a residential property particularly if light is afforded over 3rd party land. However, given the proposed building's position, offset from the boundary, it is not considered loss of light would be significant to the public house.

Many of the objections raise concerns regarding noise from the pub and whether the creation of additional flats will impact on the existing public house's ability to hold live music events and operate as it does currently. The pub is already surrounded by residential properties and the application site itself previously contained residential on its upper floors. The principle of residential in this location is supported in the local plan and it

would not be reasonable to refuse permission on this perceived impact given the existing context.. The City Council's Pollution Control Officer has assessed the proposal and suggested that a noise impact assessment is submitted prior to commencement of the development to ensure that the proposed development incorporates mitigation measures to reduce noise impacts, such as acoustically enhanced glazing and ventilation.

The City Council's Pollution Control Officer has also advised that while this is a relatively small development, due to the proximity to neighbouring sensitive uses, there is potential for problems due to noise from the construction phase of the development, particularly during the noise sensitive hours. While issues relating to the construction phase are not a material planning consideration a condition restricting the construction and delivery hours can be applied to any grant of permission to help limit any potential impact.

The proposal has a side elevation adjacent to the end terraced property, No. 2 Henley Street. There is a window within the proposed second floor elevation although it is adjacent to the blank side wall of No. 2. There is a stairwell window also proposed but this is setback enough from the side elevation to ensure loss of privacy would not be an issue. The building itself would be slightly beyond the existing rear elevation although separated by a passage which would lead to the courtyard area to the rear. It is not considered that the proposed extension would pose an unduly overbearing relationship to the occupants of No. 2 nor would loss of privacy be an issue.

In summary, it is considered that the proposal in its revised form can be accommodated on the site without having a detrimental impact on surrounding properties subject to the above proposed conditions. The proposal would therefore be in accordance with the requirements of Policy S53 in terms of impact on amenity.

Highways

In terms of the commercial unit, parking bays are available on both sides of the High Street at this point for visitors. Henley Street has no formal residents parking scheme in place therefore many residents have raised concerns that the residential development will increase pressure to on street parking in the area. No parking is provided on site and officers do not consider it could be successfully designed into the scheme, however, the site is highly sustainable with good access via walking, cycling and public transport. Cycle storage is provided in the secure courtyard to the rear and further details will be secured via condition. The County Council as Highway Authority has assessed the proposal and does not raise any objections to the application in respect of highway safety or traffic capacity subject to a condition to ensure an existing dropped kerb access to the garages on Henley Street is reinstated following completion of the development.

Subject to the recommended conditions, officers consider the development would have access to sustainable modes of transport for users of the site and would not have a severe impact on the transport network in accordance with paragraph 111 of the NPPF and S47 of the CLLP.

Drainage

The site hard surfaced and therefore the surface water discharged rate would from the site will not change due to the proposals. The development would therefore satisfy the requirements within paragraph 167 of the NPPF.

Contaminated Land

The City Council's Pollution Control Officer has advised that, due to past uses on the site, there is the potential for unsuspected contamination to be identified during the development. A condition has been requested which will be attached to the grant of any permission. The recommended conditions will therefore be applied to any grant of consent and with these in place the application would meet the requirements of Policy S56.

Energy Efficiency

The application is accompanied by a statement how the proposal meets Policy S6, Design Principles for Efficient buildings. PV solar panels are proposed on the roof of the new extension, and these represent a betterment over the existing baseline position when considering the merits of the application against CLLP Policy S13 which encourages opportunities to improve energy efficiency of existing or converted buildings.

Accordingly, it is considered that the application presents an opportunity to reduce the energy consumption of the existing building and, as such, is consistent with the aspirations of Policy S13 of the CLLP.

With regard to water efficiency, a standard condition is recommended to ensure the development achieves the water efficiency standards as required by CLLP Policy S12.

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

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The development would relate well to the site and surroundings, particularly in relation to siting, height, scale, massing and design. The proposal in its revised form would overcome previous reasons for refusal and would ensure the character and appearance of the Conservation Area is preserved. Technical matters relating to noise and contamination and drainage are to the satisfaction of the relevant consultees and can be dealt with as necessary by condition. The proposals would therefore be in accordance with the requirements of CLLP Policies and the NPPF.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally subject to the following conditions:

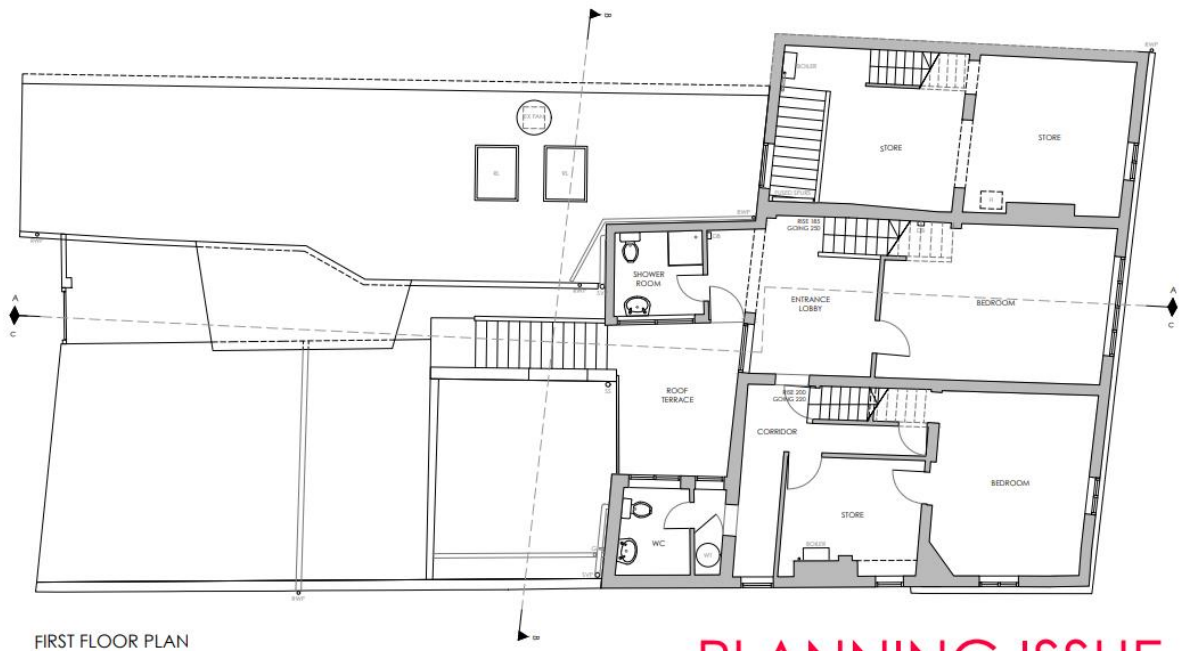
Conditions

- Time limit of the permission
- Development in accordance with approved plans
- Noise mitigation measures to be submitted
- Contaminated land
- Materials
- Cycle storage
- Construction of the development (delivery times and working hours)
- Existing dropped kerb to be reinstated to Henley Street
- Ground floor unit shall be use class E
- Obscure glaze north elevation windows on first and second floors
- Water efficiency
- PVs are implemented on site and retained

This page is intentionally blank.



Site Plan

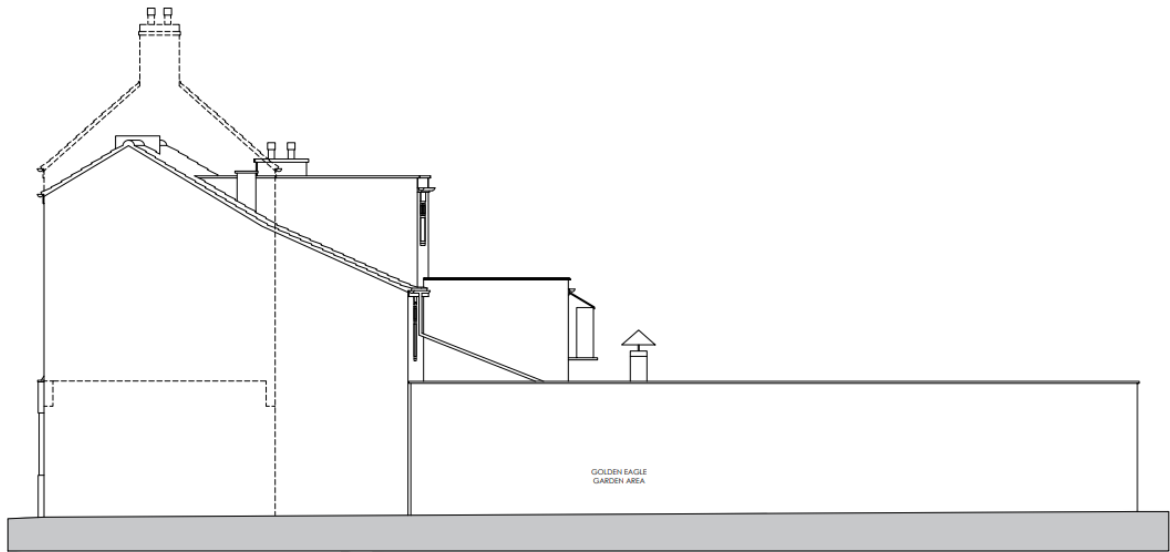




EAST ELEVATION

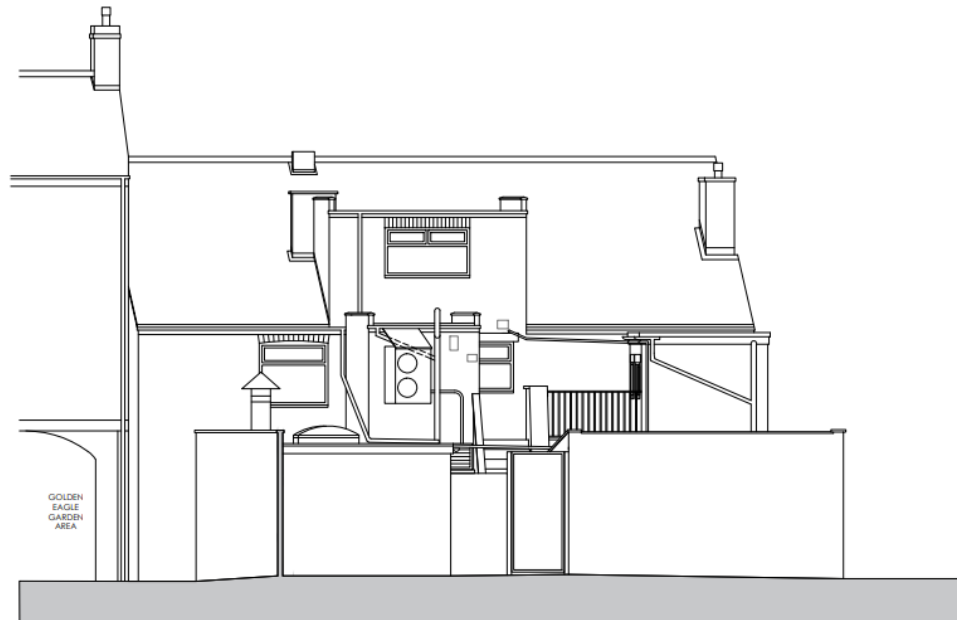


SOUTH ELEVATION

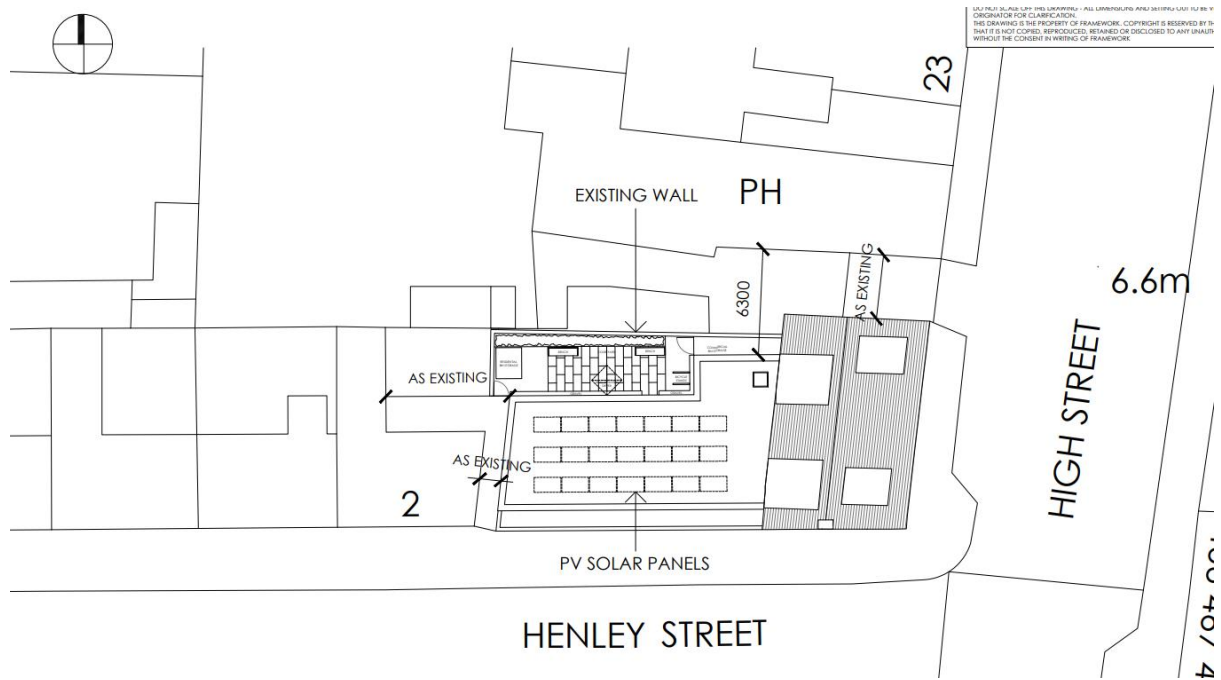


NORTH ELEVATION

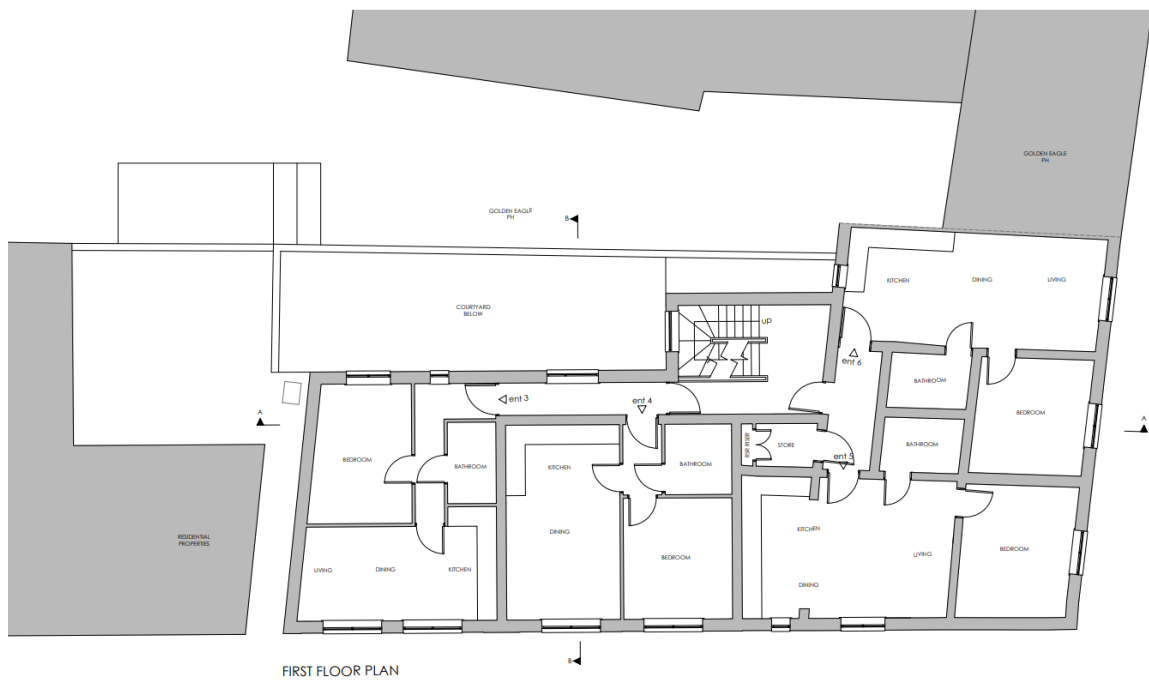
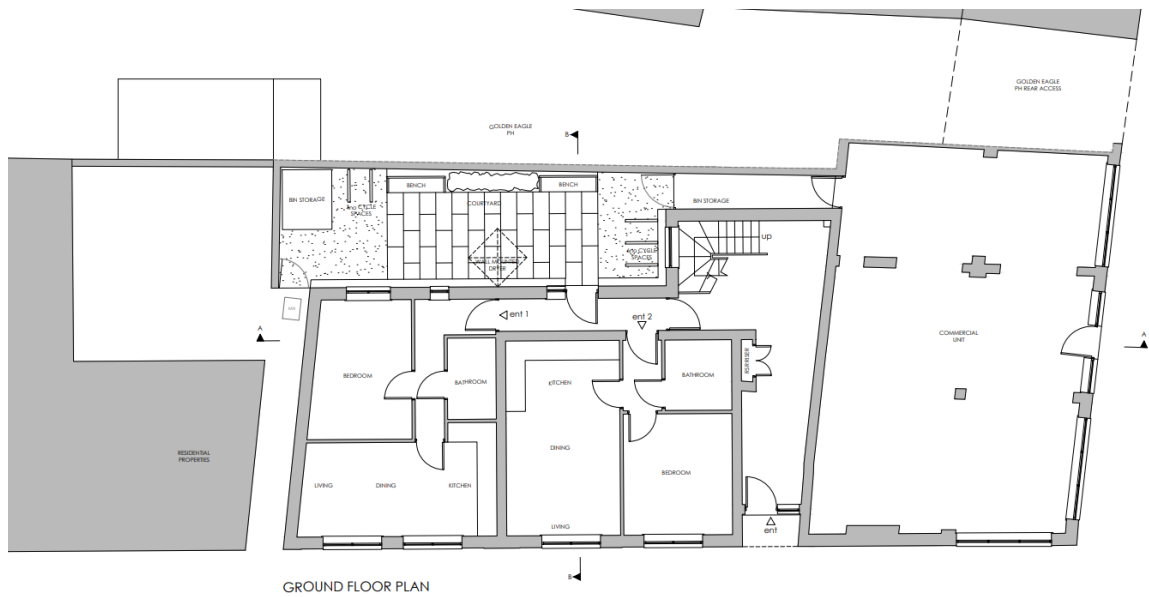
USE FOR REFERENCE ONLY. NOT TO BE USED FOR CONSTRUCTION.

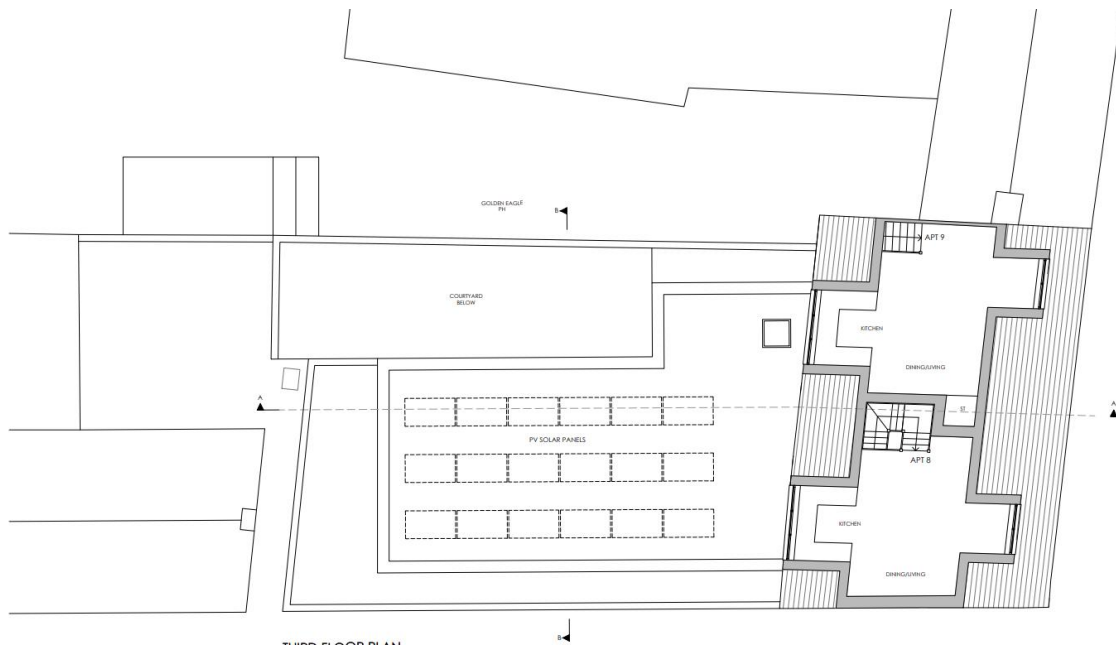
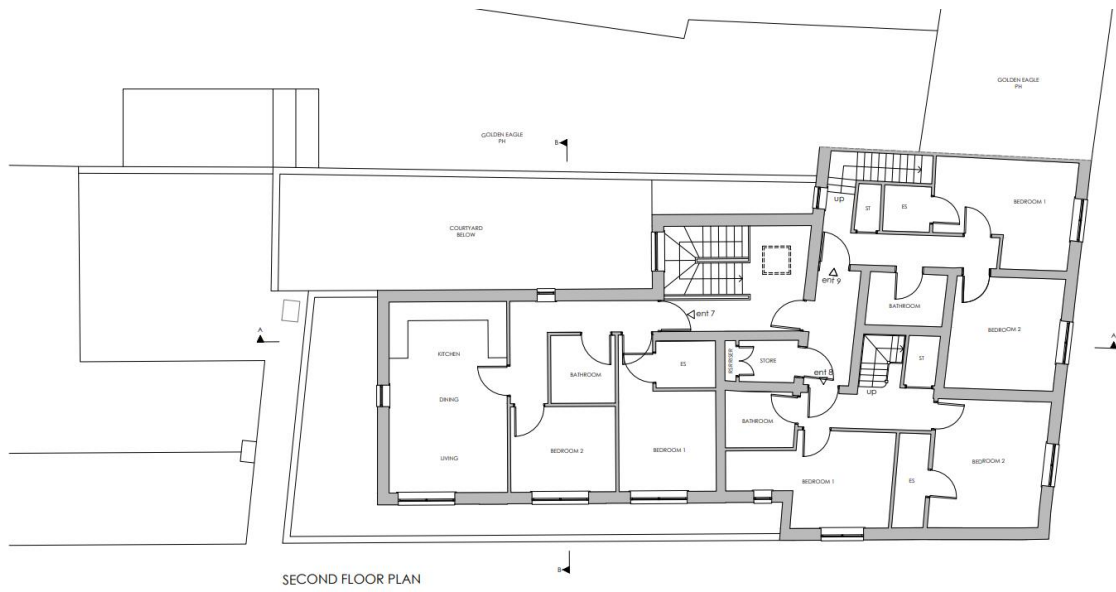


WEST ELEVATION



Proposed Block Plan







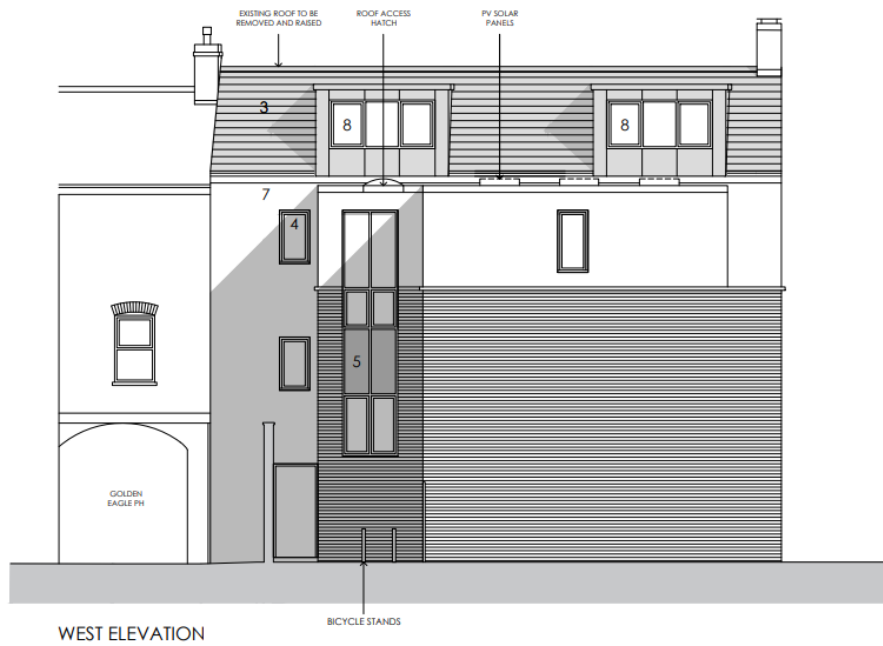
Proposed east elevation



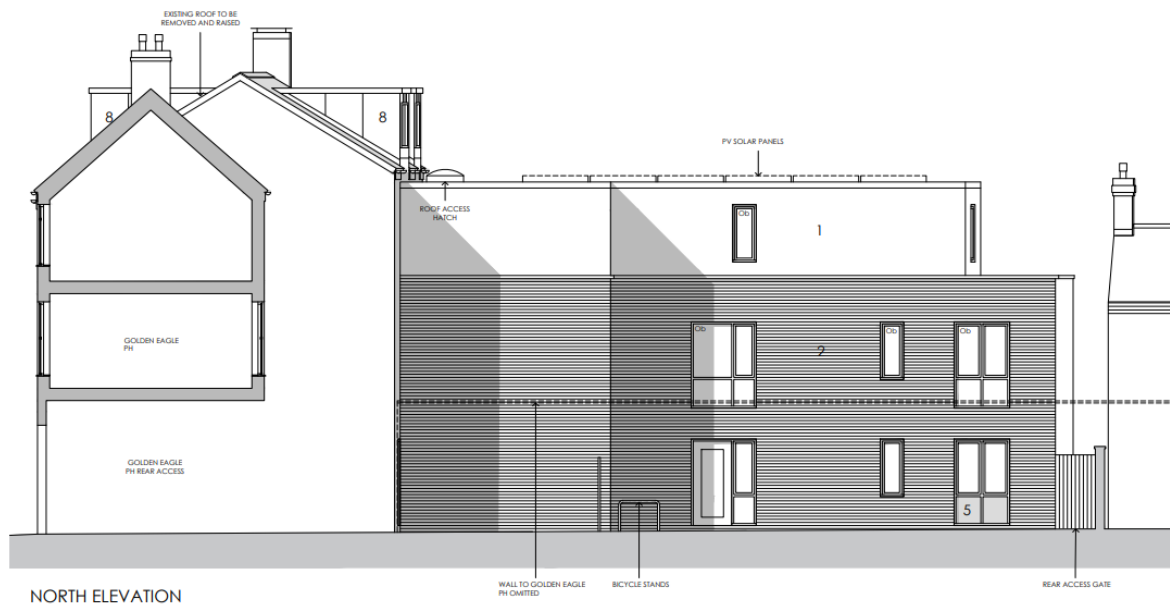
Proposed south elevation

ORIGINATOR FOR CLARIFICATION.

THIS DRAWING IS THE PROPERTY OF FRAMEWORK. COPYRIGHT IS RESERVED BY THEM AND THE DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON, EITHER WHOLLY OR IN PART WITHOUT THE CONSENT IN WRITING OF FRAMEWORK.



Proposed west elevation



Proposed north elevation



HIGH STREET ELEVATION

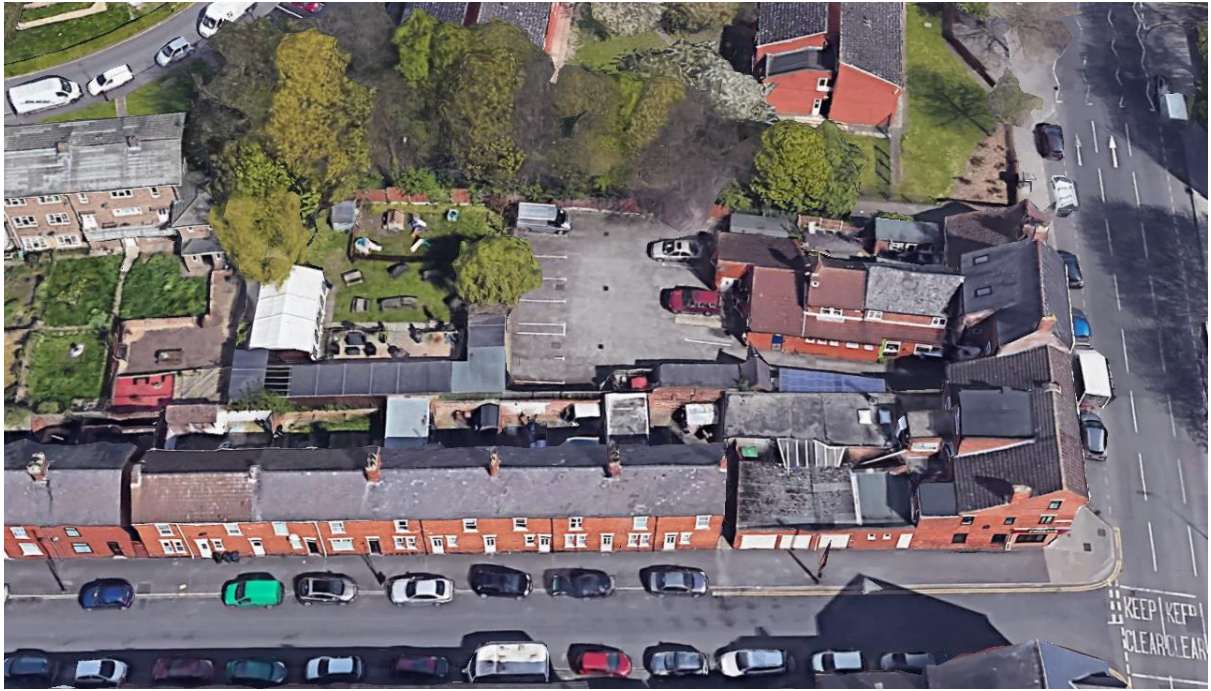


HENLEY STREET ELEVATION



SOUTH ELEVATION

Previously refused application







View 1 looking North towards the building, along High Street.



View 2 looking west towards the building, along Henley Street illustrating the poor elevational treatment and scale of the existing storage wing.



View 3 taking from the Golden Eagle PH yard looking east towards the rear of the subject site.

This page is intentionally blank.

24 Henley Street Lincoln Lincolnshire LN5 8BA (Objects)

Comment submitted date: Sun 25 Jun 2023

As last objections have stated the parking will be a big issue for us residents it will be out of sync with the conservation area with the potential of two vehicles per flat the parking is already at breaking point with football supporters and Co op workers in the chemist and the store think council THINK????.

Henley Street Lincoln LN5 8BB (Objects)

Comment submitted date: Sat 17 Jun 2023

I strongly object this proposal. Not sure why this is going on again. Surely it should have a time limit after being rejected in the first place. Basically no resolution was brought up in the plan. It would still have a huge impact on the residential parking and would still bring lots of bad influence to the local pub and social events. Please do consider the local residents' interests and the cultural impact seriously.

Golden Eagle 21 High Street Lincoln Lincolnshire LN5 8BD (Objects)

Comment submitted date: Wed 14 Jun 2023

This resubmission is equally as harmful to the local residents, my family and my business as the first submission that was refused.

They have totally dismissed the committee's comments and reasons for rejection and only rectified 1 of 4 of the reasons given, this itself should be enough reason alone to instantly dismiss the application and not waste any more of the councils time and funding. Removing 2 flats and replacing with a 2 bed flat still allows for the same number of potential habitants in the overall development so the same potential for number of cars and visitors requiring parking space on the surrounding streets, streets where residents already struggle to park these issues were recognised by the committee and deemed damaging enough to be a point of rejection.

The effects of the overbearing and overlooking nature and reduced level of light into both flat 21 and the golden eagle public house do not change, yet on the new plans there is a new window in the top story now also overlooking the gardens of Henley St resulting in loss of privacy to the residents of Henley St.

The sheer amount of obscured glass being used on the proposed development is pretty much admittance from the architect that they acknowledge this proposed development is too close and too overbearing of the neighbouring properties and feel the use of obscured glass is an easy fix which it isn't. and although light can pass through obscured glass it does so at a significantly reduced rate which I feel would reduce desirability to habit these flats. The proposed frontage onto the high street I feel takes away from the architecture of our building dating back to a recorded circa 1820 but believed to be older, and the general size and design just do not fit in with the conservation area it wishes to be situated in. Although not sure if it was an overlook from the previous plans or changed for the resubmission but the bin storage area to the rear of the proposed development is separated

from my outdoor seating area by a single 2.2m high wall, bins more so when enough waste storage for the proposed 9 flats naturally smell and naturally attract flies etc, containing general waste including food waste this is only natural, this will have a major effect on the desirability of one of our outdoor areas as no one wants to relax sat in close proximity of waste and the smells and flies they attract. The other bin storage area although also running alongside my outdoor area I would assume that is for the commercial property so more likely to contain cardboard etc rather than the mixed waste associated with a residential property so feel this will cause little issue.

Overall this resubmission ignoring issues large enough for the committee to reject it previously gives a clear indication that the proposed development is indeed all about profit and greed, with little to no consideration for the surrounding business's and residents and how this proposed development effects them.

52 WOODFIELD ROAD GAINSBOROUGH DN21 1RF (Objects)

Comment submitted date: Wed 14 Jun 2023

It is my understanding that this will impact on the the local pub which hosts live events.

The risk of noise complaints will hamper the arts and culture of Lincoln if this planning is allowed to go ahead as well as hurt the local economy through loss of custom.

1 Carlton Street Lincoln Lincolnshire LN1 3HX (Objects)

Comment submitted date: Wed 14 Jun 2023

This would impede on the beautiful beer garden at the Golden Eagle pub and will affect their revenue. There are plenty of other areas in lincoln where flats can be put and already have been in the last couple of years such as the St Marks Student Village, Cygnet Wharf and Viking House. Build the flats somewhere less harmful.

59 Henley Street Lincoln Lincolnshire LN5 8BB (Objects)

Comment submitted date: Wed 14 Jun 2023

I object to this proposal as it is out of keeping with the area, and will have a negative impact on parking on Henley St, already difficult at the High St end of the street, and potentially on other neighbouring streets. There is also a possible conflict with the existing neighbouring public house, a valuable local community asset.

Flat 21 High Street Lincoln (Objects)

Comment submitted date: Wed 14 Jun 2023

The plans that have been submitted are once again absolutely barbaric. I can't believe they have actually been put in as the only thing that has been sorted on these new plans is the sizes of the rooms, absolutely nothing else has been taken into account.

Not the fact that it's overlooking into our bedrooms / property on a massive scale, the nuisance it will cause to our family run business with complaints about noise due to being so

close to our only windows that we can open for ventilation and our only access to our building, the fact that the only source of daylight we have is going to be gone if these ridiculous greedy plans go ahead.

I think a lot of thought needs to go into this, why should a successful thriving business be put in harms way for no necessary reason the owners of the restaurant are being greedy.

Parking is already ridiculous around the area which you were shown pictures of in the last committee meeting, absolutely nothing has been done about this major issue.

The fact that the monstrosity that has been put to planning towers over everything else around it, again no thought has gone into this whatsoever.

The plans are barbaric once again.

8 Croxton Drive Lincoln Lincolnshire LN6 0AN (Objects)

Comment submitted date: Tue 13 Jun 2023

The work requested would have a huge negative impact of such a lovely family run pub

373 Brant Road Lincoln LN5 9AH (Objects)

Comment submitted date: Tue 13 Jun 2023

I object to this due to the impact it would have on The Golden Eagle Pub.

4 Antonius Way Lincoln LN6 9AD (Objects)

Comment submitted date: Tue 13 Jun 2023

Will cause parking issues, more traffic and a negative affect on business around. Blocking out sunlight from the golden eagle pub

13 Spencer Street Lincoln Lincolnshire LN5 8JH (Objects)

Comment submitted date: Tue 13 Jun 2023

The bar in the pub is bright and cheerful, I feel that it would be severely compromised if this extension went ahead. We also have parking problems in this area and more cars with no allocated parking will only make this worse and more dangerous to the public as cars already park illegally

51 South Park Lincoln Lincolnshire LN5 8ER (Objects)

Comment submitted date: Tue 13 Jun 2023

I attended the first planning review for this property as a concerned resident who uses The Golden Eagle regularly, and objected to the first application. This, second application, appears to differ only in combining the top three flats into two and while this may get over the objection that the original space allocation was outside the legal guidance, my original

objection still stands. Having three stories strikes me as out of keeping with the neighbourhood and I am concerned the housing density is still too much for local amenities and parking. Moreover, the degree to which a three story development would overlook and deny light to the public house is, I believe, unreasonable. This was also one of the original objections that still stands, in my opinion. As a local resident I am also concerned of the impact on a building which has stood since the 18th century and is of historical importance in the area. I object, and believe this application should fail, for the above reasons.

Elder Street Lincoln LN5 8QX (Objects)

Comment submitted date: Tue 13 Jun 2023

We don't need more residents in such a compact area.

14A The Sidings Saxilby LN1 2PX (Objects)

Comment submitted date: Tue 13 Jun 2023

I object to this application.

I think it is a waste of time to be applying again and there are still multiple issues that haven't been addressed at all. Making changes to the top flats and making them one does not change the issue of the windows being facing the bedrooms of the residents in the golden eagle.

Parking is an ongoing issue already without adding more flats which is bound to bring more cars to the area.

I think this is an overall bad idea

12 Queensway Ruskington Sleaford NG34 9ET (Objects)

Comment submitted date: Tue 13 Jun 2023

Hi there, the reason why I object to the flats next to the pub. Is 1) Lack of privacy of pub customers especially if a family based event with children included, because flats would look down immediately on to pub premises. (I have children myself) 2) Pub wouldn't be able to host events outside like beer festivals, football matches and other events. Due to flats being immediately next to the pub. 3) Light been effected by flats being built next door. Less daylight than ever. (Building residential flats next door to a pub is a recipe for disaster!)

12 Sycamore Grove Bracebridge Heath Lincoln LN4 2RD (Objects)

Comment submitted date: Tue 13 Jun 2023

I object to this application strongly. Not only do I know it will restrict the lighting to the golden eagle by increasing the height of the building currently known as the Phoenix but I also know that there will be multiple noise complains to the council made by the new residents over the support of football fans arriving every home game to the golden eagle as

it is a well known football pub.

There would be an ongoing issue with parking. Residents with parking will have no where to park their cars as there is already an issue with parking on the high street as it is causing traffic problems all throughout. It would drive members of public from purchasing a flag if there is no guaranteed parking if they are an owner of a car.

With the plans of adding flats it would mean windows would also be facing the windows into bedrooms of home owners of the golden eagle meaning a reduction of privacy. There can be plans to make the glass sit at an angle however it will reduce the ability for homeowners of the flags to still look through into the home above the golden eagle.

Even by changing the 2 flags from 2, 1 bedrooms to a 2 bedroom flat would still mean the same space overall still providing the living accommodation to be unfair to one. Even if it meets the National minimum space standards it is still not a good living condition for the individuals that would be living there and almost seems unfair to put them there.

I believe the new planning application is a waste of time as no other issues have been taken accounted of

90 St Botolphs Crescent Lincoln LN5 8BJ (Objects)

Comment submitted date: Tue 13 Jun 2023

There would be restriction of light in the golden eagle and over looking windows in the flats.

10 Hobart Close Lincoln LN5 9FZ (Objects)

Comment submitted date: Tue 13 Jun 2023

Already loads of flats in the city that are empty why add more, making this building will be to high and add to the already cars parking situation. Which ineffect will push for the council to take complaints from residents about a once multiple Lincoln city pub of the year. Totally object, we don't need more accommodation!

45 Henley Street Lincoln LN5 8BD (Objects)

Comment submitted date: Tue 13 Jun 2023

This resubmission from the previous application corrects none of the issues of the first. The strain on and already overburdened Street with regards to parking will not be harmonious to Henley Street residents. The flats are already overbearing and not in keeping with the conservation area.

The parking struggle is an ongoing issue with Henley Street and speaking personally my wife is a Nurse and needs to be able to park to get to and from the hospital, getting home after a 14 hour shift and not being able to park on her own Street is not something we need in our lives.

Please reconsider permission for this construction

Thank you.

12 Sycamore Grove Bracebridge Heath Lincoln LN4 2RD (Objects)

Comment submitted date: Tue 13 Jun 2023

Definitely not suitable next to the golden eagle. Too close and too high. No suitable parking allocated for the flats.

Henley Street Lincoln LN5 8BA (Objects)

Comment submitted date: Tue 13 Jun 2023

There are already serious issues with parking spaces on Henley Street, on weekends it's so densely packed people tend to park in places they are not supposed to already. Generating more flats would mean this situation will escalate even further.

1 Middle Street Potterhanworth LN4 2DR (Objects)

Comment submitted date: Mon 12 Jun 2023

Would overlook popular pub and make it impossible to continue to trade successfully.

17 Forge Way Lincoln LN6 9ZS (Objects)

Comment submitted date: Mon 12 Jun 2023

Will cause parking issues around the area and block out natural sunlight for the golden eagle.

11 Baggholme Road Lincoln LN2 5BQ (Objects)

Comment submitted date: Mon 12 Jun 2023

I object

25 St Catherine's Road Lincoln LN5 8DY (Objects)

Comment submitted date: Mon 12 Jun 2023

Very little has changed since the previous application. More flats, more cars, more traffic, more pollution, more risk to pedestrians which is only due to increase as a result of the developments at the old Peugeot garage.

Then there is the impact on the pub. Decreased sunlight and increased pressures on the pub to keep the noise down for music events such as Open mic night will make the pub less appealing and therefore reduce customer numbers. It's never been harder for pubs than the current economic climate, are we willing to lose another small local business for the sake of yet more flats?

44 Norwich Drive Bracebridge Heath LN4 2TF (Objects)

Comment submitted date: Mon 12 Jun 2023

With very little or no change to original application I cannot understand how it has been put forward again. The Golden Eagle is a part of the community down there it supports a lot of different groups and teams and also a meeting point for a lot of football fans both home and away during the season. Parking around there is a nightmare without the added strain from this and no doubt it wouldn't be long before new tenants there would complain of all manner of things.

3 Marlowe Drive Lincoln LN2 4BX (Objects)

Comment submitted date: Mon 12 Jun 2023

I'm a regular at the pub and it will spoil the beer garden.
Plus we have enough flats in the area without any more.

19 Henley Street Lincoln Lincolnshire LN5 8BB (Objects)

Comment submitted date: Mon 12 Jun 2023

We already have a situation where Street residents frequently cannot park near their homes, sometimes not even on their own street. There is nothing in this revised proposal that addresses parking at all. The frontage of the premises involved offers 4 spaces at most and we all know that the likely number of vehicles associated with the proposed development will be many many more. I hope the committee will insist that only a plan addressing all 4 of their reasons for rejection will be considered.

33 Wigsley Road Lincoln LN6 3LA (Objects)

Comment submitted date: Mon 12 Jun 2023

As a regular customer of the Golden Eagle pub I am appalled that this application has been resubmitted with barely any changes having already been rejected. The plans will ruin the light for the Golden Eagle pub and the residents of the proposed flats will surely complain about the noise generated by live music and other events held and the pub.

23 Knight Terrace Lincoln LN5 8LA (Objects)

Comment submitted date: Mon 12 Jun 2023

This has already been denied once, and there has been little change to the overall planning resubmission. Essentially this exactly the same as the previous, which is going to have a negative effect on the pub next door, and surrounding neighbours.

2A Henley Street Lincoln Lincolnshire LN5 8BA (Objects)

Comment submitted date: Mon 12 Jun 2023

As a resident of Henley Street, I will continue to object to the plans of the proposal. In the first proposal I was deeply concerned and anxious about the increase in issues with parking on the street, which have been an issue since I have moved in and can imagine have been for many years. I continue to have this concern along with my neighbours on the street. With the resubmission of the plans appearing to impact The Golden Eagle pub, I find this

deeply disappointing as not only will the plans affect the residents of Henley Street but a family business. Which in the current climate of the cost of living crisis is disappointing. My property looks out onto the pub beer garden and it is lovely to see customers enjoy themselves and to see the family who own it run their business successfully. I fear that with the building work will cause disruption to the business and the living environments close to the proposed site and do not welcome this proposal one bit! There are plenty of unoccupied units in the city centre- use those!

37 Henley Street Lincoln Lincolnshire LN5 8BB (Objects)

Comment submitted date: Mon 12 Jun 2023

I wish to again object against the proposal of this property to be converted into flats. The parking in Henley street is awful at the moment especially on match days and the fair. I struggle to get a parking place. With the addition to more flats in the street will cause even more problems.

I work at HMP Lincoln and have to go to and fro from work in my uniform as the prison does not supply us with changing rooms so I really do not want to be parking in another street and walk to my car for my own safety. I hope once again you listen to our objections.

Southside, (the Former St Katherine's Church) Colegrave Street Lincoln LN58DW (Objects)

Comment submitted date: Mon 12 Jun 2023

I wholly object to this. It is a waste of Council time and funding by even having to consider these as 3 of 4 of the points for rejection still stand.

43 Sharp Walk Lincoln LN6 9TP (Objects)

Comment submitted date: Mon 12 Jun 2023

Will ruin the sun and view from the pub.

53 Westwick Drive Lincoln LN6 7RN (Objects)

Comment submitted date: Mon 12 Jun 2023

We don't need more flats round this part of Lincoln

Am a regular at the golden eagle. It would impact there business in a bad way such as parking would become a nightmare. In this already dense area.

26 Grange Road Bracebridge Heath Lincoln LN4 2PW (Objects)

Comment submitted date: Mon 12 Jun 2023

As a regular of this pub and someone who enjoys visiting the garden here with my family and friends I fully object to the proposed plans. I feel like not only would it negatively effect the business of this high street local pub but it would also cause further disruption to traffic and parking in the area for the already local residents and businesses.

132 Newland Street West Lincoln Lincolnshire LN1 1PH (Objects)

Comment submitted date: Mon 12 Jun 2023

I would like to contribute my absolute categorical objection with regards to these plans. Upon hearing of its repeated submission, I feel great fear knowing that live music in Lincoln will be placed in jeopardy if these plans are to go ahead.

239 Newark Road North Hykeham Lincoln LN6 8QS (Objects)

Comment submitted date: Sun 11 Jun 2023

I would like to strongly object to the proposed development next to the Golden Eagle on High Street Lincoln. Having spent a very pleasant afternoon in the pub bar last Thursday, was dismayed to be told that the planning application had been resubmitted despite only very minor changes to the original rejected application. The building will block all the natural light coming into the bar and I can envisage objections from the residents of the flats to the noise coming from the beer garden.

239 Newark Road North Hykeham Lincoln LN6 8QS (Objects)

Comment submitted date: Sun 11 Jun 2023

I feel strongly that the proposed development will ruin the natural light in the bar area of the Golden Eagle Public House which will spoil the ambience when meeting friends and indeed making new ones

Woodlands Staples Lane Lincoln LN5 9QE (Objects)

Comment submitted date: Sat 10 Jun 2023

The proposed building would plunge the bar area of the Golden Eagle into darkness by shading all sunlight from entering through existing Windows, making for a less than convivial atmosphere

50 Finningley Road Lincoln Lincolnshire LN6 0UP (Objects)

Comment submitted date: Fri 09 Jun 2023

As a customer of the neighbouring Golden Eagle public house I see the proposed plans will considerably reduce the natural light reaching the lounge thereby altering the character, making it a less attractive environment thereby losing trade and possibly making the business untenable. Surely this cannot be allowed

Looking at the number of dwellings proposed in the scheme, the car parking provision seems inadequate in an area where parking for the existing local dwellings is already difficult.

7 Cabourne Court Lincoln Lincolnshire LN2 2JP (Objects)

Comment submitted date: Fri 09 Jun 2023

I object to this as it will take away a live music venue, one that is an integral and historical part of Lincolns social scene. There are better areas with more amenities to build flats that won't encumber on a pub that has been trading far longer.

7 Blankney Close Saxilby Lincoln LN1 2JA (Objects)

Comment submitted date: Fri 09 Jun 2023

As I said before in my last comment, the Golden Eagle is vital for the Open Mic community in Lincoln and generally a safe haven for people who need a place to go. If this block of flats goes up, it will put an end to one of the biggest live music hubs in the town. There's over 35 square kilometres of Lincoln; just build somewhere else. Thanks.

18 Rosebery Avenue Lincoln Lincolnshire LN1 1ND (Objects)

Comment submitted date: Thu 08 Jun 2023

As a regular at the pub, and someone who regularly runs events at the golden eagle, I am deeply upset by these proposals. This building will block out all the light above the eagle's entrance, and the flats overlooking the entrance are just metres away from where the eagle conducts their live music nights. As much as people will say 'people can't complain about noise if they live next to a pub', I know very well from past experiences that complaints will happen and it will affect the live music and licensing of this centuries old pub. Not only that but it's a deep invasion into the privacy and welfare of the new landlady and landlord who have just taken on the pub in good faith. The building is also ugly, not in keeping, and totally unsuitable for the area.

19 Wilson Street Lincoln Lincolnshire LN1 3HZ (Objects)

Comment submitted date: Tue 06 Jun 2023

As a regular visitor as a performer at the golden eagle venue next door to the property I feel this is a big misstep in the proposal. This would have a detrimental impact on the golden eagle venues with noise complaints unfairly lodged. The pub has been there for a long time and is a great supporter of local arts and should continue as such. This proposal has been rejected once before. I find it perplexing that it's been allowed to be submitted again.

47 Harris Road Lincoln Lincolnshire LN6 7PN (Objects)

Comment submitted date: Tue 06 Jun 2023

The flats would mean people living right next to a thriving popular pub which supports live music & community events in Lincoln & the residents might complain about the noise & it might result in Lincoln becoming a less-appealing place to visit & enjoy music & art & community events. The Golden Eagle pub is a historic building & brings pleasure to many so should be supported & it contributes to the prosperity of Lincoln. The flats ought to go in a quiet location, not right next to a pub.

Not Available (Objects)

Comment submitted date: Mon 05 Jun 2023

I'd like to appeal against the plan to build 9 flats next to the Golden Eagle pub 21 High Street Lincoln & tried searching on your website for 18A-20 High Street which is the property that's planning the flats but it didn't find anything. Please could you enable me to appeal against the flats, which would be a bad thing for the arts & culture of Lincoln, as the Golden Eagle is a good supporter of music & art. The residents in the flats might complain about music & have it shut down, which would make Lincoln a less popular, successful place, less appealing to people visiting & spending their money here.

8 Elder Street Lincoln Lincolnshire LN5 8QX (Objects)

Comment submitted date: Mon 05 Jun 2023

Being a strong supporter of local businesses and a patron of the eagle.

I find it ludicrous that these plans are even able to be re submitted with such minor alterations.

Let alone the fact that they still haven't addressed any of the concerns raised from the first planning application.

I for one am completely against this development.

Until they can come back with a plan/proposal that addresses all of the previous points of concern there's no point in discussing their proposal.

72 Macaulay Drive Lincoln LN2 4EE (Objects)

Comment submitted date: Thu 01 Jun 2023

How on earth has this been allowed to go through reapplication after already being dismissed.

You need to think about the public already in the area for the current parking situation most days are a struggle, extra people with cars going to make it even harder.

Think of a small local business, who is there on a day to day basis for the local community to pop in have a natter and feel safe, meet new friends, enjoy and try something new. In this day and age we need to be supporting the small local businesses, they are our community and can be the most amazing support groups.

Don't waste time money resources on a reapplication that hasn't even moved from the original that got dismissed.

72 Macaulay drive Lincoln Ln2 4ee (Objects)

Comment submitted date: Thu 01 Jun 2023

I find it astonishing that the application has put in again, the reasons why it was rejected have not changed, there is no parking, and also restricts the public house for music and festivals as there is always noise with these kind of things also it's a meeting point for many Lincoln city fans on Saturday and Tuesday games and can get busy and loud on these days. As I am present on these days I have seen it with my own eyes. The pub was there well before these people, object the application and throw it out once and for all.

20 Kathleen Grove Grimsby DN32 8JT (Objects)

Comment submitted date: Tue 30 May 2023

Once again I strongly object to the planned application. We are frequently at the pub & also do our own pop ups at the pubs so it'll not only affect the pubs trade but our business aswell. As two small independent business it will potentially ruin us both. The pub is a huge character of the community. It's over 200 years old & to extend next door would be a huge disaster to the pub, noise issues will occur & residential complaints. It will also block out the sun to the award winning beer garden with fantastic atmosphere & blooming garden. The parking is also a huge issue as the surrounding area is shocking to park it'll create even more chaos. We have barely any local pubs left that are not a huge chain pub, especially with the character & the fantastic atmosphere & landlords. It should not be allowed to be approved.

8 Croxton Drive Lincoln Lincolnshire LN6 0AN (Objects)

Comment submitted date: Tue 30 May 2023

Absolutely object. These plans BARELY variate from the first plans which were rejected. It seems like a waste of time to try. The impact on the pub is too great and it will cause so much disruption to the local residents.

76 Newark Road Lincoln Lincolnshire LN5 8PY (Objects)

Comment submitted date: Tue 30 May 2023

I have to make a strong objection to the proposed application, because if it goes ahead will the new residents accept the noise from the pub after a football match etc, No they will not, the pub has been there for 200 years? and is a place for the Community, so I urge you to not accept this proposal, I am a regular Golden Eagle user, We have lost far to many pubs in a few years without another one closing because of this. Mike Smith.

10 Southlands Avenue Morton DN21 3EY (Objects)

Comment submitted date: Mon 29 May 2023

This proposal has already been rejected once and for good reason. Residents in the area already struggle to park not to mention the significant effect it would have on the public house next door. Renowned throughout Lincoln as having one of, if not, the best beer garden in Lincoln. This reputation would be no more with sun being restricted into the gardens along with an unsightly construction that customers would have to put up with. I see this application as nothing but damaging for the area as a whole and the only thing benefitting from this being approved is the pockets of the applicant, with everyone else that's impacted, losing out.

Bramble Cottage 46 Sleaford Rd Branston LN4 1LL (Objects)

Comment submitted date: Mon 29 May 2023

I cannot believe that this is being applied for again, the proposed changes DO NOT lessen the impact on what is a community asset, The Golden Eagle has been a strong anchor within the lower High Street community for many years, always being there to help anybody in need as well as providing a safe and comfortable environment for everybody to socialise in. The proposed plans will still impact the daylight into the public house itself thereby lessening the appeal to a business that has had to deal with and recover from covid related closures on two occasions not to mention the ongoing cost of living crisis we are all experiencing which creates its own issues. To further burden a community based asset such as this with something that is not necessary I feel is morally and ethically wrong, has parking been taken into proper consideration because I'm sorry but saying that bicycle storage is being provided is in my opinion a bit of a joke, is it being proposed that you can only live there if your transportation method is a bicycle...no I think not! I object most strongly to this proposal and would suggest that it should not even be considered.

41 Browning Drive Lincoln Lincolnshire LN2 4HF (Objects)

Comment submitted date: Mon 29 May 2023

This planning had already been rejected for a variety of reasons, surely the same objections will apply again?

46 sleaford road Branston Ln41ll (Objects)

Comment submitted date: Mon 29 May 2023

I cannot see that the small changes made to the previous application affect any of the reasons that were given for denying planning in the first instance.

5 Teals Cottages, Whisby Road Whisby Moor Lincoln LN6 9BY (Objects)

Comment submitted date: Mon 29 May 2023

This is yet another planning application with no thought or consideration behind it. The plans were originally rejected for very good reasons, and these new plans address none of these concerns!

I believe this is a cynical attempt by the owners to try and push through a planning application which has already been rejected.

1 Sorrel Court Lincoln LN60YL (Objects)

Comment submitted date: Fri 26 May 2023

I was surprised to see this property's re-application appear again after it was turned down last time. There seems to be very little change to the previous one so why is public money and council time being wasted on this re-application ?.

1 Sorrel Court Lincoln LN6 0YL (Objects)

Comment submitted date: Fri 26 May 2023

Having read through the new proposal. I cannot see why this application is being considered. The previous proposal was rejected with very good reason. This proposal has the same problems that would impact on the public house next door with daylight issues ,and day to day issues that the business has to operate.within. Why is the council even allowing this onto another planning meeting wasting public time and monies when it has already been rejected?

Kind regards

1 Sorrel Court Lincoln LN60YL (Objects)

Comment submitted date: Fri 26 May 2023

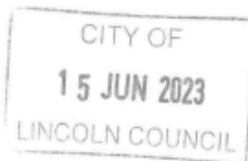
Having read through the new proposal. I cannot see why this application is being considered. The previous proposal was rejected with very good reason. This proposal has the same problems that would impact on the public house next door with daylight issues ,and day to day issues that the business has to operate.within. Why is the council even allowing this onto another planning meeting wasting public time and monies when it has already been rejected?

4A Henley Street Lincoln Lincolnshire LN5 8BA (Objects)

Comment submitted date: Mon 22 May 2023

Residents of Henley Street are already struggling with the lack of parking

COULD YOU ACKNOWLEDGE RECEIPT OF THIS LETTER -



City Hall
Beaumont Free
Lincoln

LN1 1DD

14 Jun 23

Dear Sir/Madam

PLANNING APPLICATION RESUBMISSION - 2023/0344/FUL

As a resident living in Henley Street I wish to register my objection to the above resubmission.

I have no comment on the actual appearance of the building or the visual affect it would create.

My concern as a resident is the parking of vehicles in Henley Street - the congestion is apparent now. This resubmission for planning would only add to the problem.

Yours Faithfully

Lincoln Civic Trust

Comment Date: Mon 10 Jul 2023

OBJECTION

This application does not address any of the reasons that formed the basis of the refusal of the previous application. It is out of keeping with the area and again it is trying to overdevelop the site. The application is for to greater number of residences being provided and will create numerous problems for the neighbours and for the area in general. We strongly advise that it should be refused.

Upper Witham, Witham First District & Witham Third District

Comment Date: Mon 05 Jun 2023

The Board has no comments on this application, the development does not affect the interests of the Board.

John Lincolnshire Police

Comment Date: Wed 24 May 2023

No objections.

Anglian Water

Comment Date: Wed 24 May 2023

Thank you for your email consultation on the planning application.

The Planning & Capacity Team provide comments on planning applications for major proposals of 10 dwellings or more, or if an industrial or commercial development, 500sqm or greater. However, if there are specific drainage issues you would like us to respond to, please contact us outlining the details.

The applicant should check for any Anglian Water assets which cross or are within close proximity to the site. Any encroachment zones should be reflected in site layout. They can do this by accessing our infrastructure maps on Digdat. Please see our website for further information:

<https://www.anglianwater.co.uk/developers/development-services/locating-our-assets/>

Please note that if diverting or crossing over any of our assets permission will be required. Please see our website for further information:

<https://www.anglianwater.co.uk/developers/drainage-services/building-over-or-near-our-assets/>

If you have any further queries please contact the Planning & Capacity team on the number below.

Many thanks for the below consultation. LCC Education has no comments on this consultation in relation to education as it is not anticipated the scheme will generate any additional children.

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

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

Application number: 2023/0344/FUL
Application Type:
Location: 18A - 20 High Street, Lincoln, Lincolnshire, LN5 8BD

Highway and Lead Local Flood Authority Report

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

Recommendation: Approve with conditions.

Conditions

Highway Condition 12

The existing dropped kerb access to the garages on Henley Street shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To reduce to a minimum, the number of individual access points to the development, in the interests of road safety.

Informatives

Highway Informative 03

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

Comments

The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore parking is not essential for this proposal. The proposal will not reduce any parking spaces in the area as the current garages are used for storage. There is on street parking available near by and cycle parking is being provided.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application will not change the impermeable area or the current footprint of the building so it is considered that the existing drainage strategy will be sufficient for this proposal. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Application Number:	2023/0520/HOU
Site Address:	29 Severn Street, Lincoln, Lincolnshire
Target Date:	16th September 2023
Agent Name:	None
Applicant Name:	Mr Tanzeel Rehman
Proposal:	Erection of single storey side and rear extension.

Background - Site Location and Description

Application is for a single storey rear extension at this semi-detached dwelling.

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

The site is located on the South side of Carholme Road on a street of high density, traditional red brick, bay fronted, semi-detached and terraced, 2 storey dwellings.

The property is located outside of the local West Parage and Brayford Conservation Area.

The site is located within Flood Zone 2.

No pre application advice has been sought on the proposal.

Planning History

From the 1st March 2016 a city-wide Article 4 Direction removed permitted development comprising the change of use from a use falling within Class C3 (dwellinghouses) to a use falling within Class C4 (house in multiple occupation) (HMO).

Planning permission was granted June this year for a 'Change of use from Existing HMO (Class C4) to flexible use between HMO (Class C4) and Dwelling (Class C3)' (2023/0193/C4). Officers were satisfied that the applicant's evidence demonstrated on the balance of probability that the property had a lawful historic use as an HMO, meeting the normal tests that would be applied for the granting of a Certificate of Lawful Use.

This permission was conditioned so that the C4 (Houses in Multiple Occupation) use is permitted to change from C4 to C3 (Dwellinghouses) and back again to C4 without the need for a further application for planning permission for an unlimited number of times for a period limited to ten years from the date of the permission.

The dwelling can therefore be occupied as a C4 HMO which permits up to 6 individuals to live within the property.

Site History

Reference:	Description	Status	Decision Date:
2023/0193/C4	Change of use from Existing HMO (Class C4) to flexible use between HMO (Class C4) and Dwelling (Class C3).	Granted Conditionally	21st June 2023

Case Officer Site Visit

Undertaken on 19th September 2023.

Policies Referred to:

- Policy S6 Design Principles for Efficient Buildings
- Policy S53 Design and Amenity
- National Planning Policy Framework

Issues

- Local and National Planning Policy
- Visual Amenity
- Residential Amenity
- Highway Safety and Parking

Consultations

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

Statutory Consultation Responses

Consultee	Comment
West End Residents Association	Comments Received
Highways & Planning	Comments Received
Environment Agency	Comments Received

Public Consultation Responses

Name	Address
Mr David Coulbeck	31 Severn Street Lincoln Lincolnshire LN1 1SJ
David Coulbeck	31 Severn Street Lincoln Lincolnshire LN1 1SJ

Mr Mike Cancedda	45 West Parade Lincoln Lincolnshire LN1 1PF
Ms Valerie Edwards	137 Angelica Road Lincoln Lincolnshire LN1 1BE
Mr Robin Lewis	22 York Avenue Lincoln Lincolnshire LN1 1LL

Consideration

Principle of Development

The proposed floor plan indicates that the extension will enable the reconfiguration of the internal arrangement of the existing accommodation and the provision of a 'play room'.

The proposed layout plan shows 3 bedrooms on the 1st floor and no bedrooms on the ground floor. The layout plans show the extension will provide additional space within the rear living/kitchen/dining area and a shower room. The front room (traditionally the lounge) is proposed as a separate playroom.

The existing and proposed floor plans would therefore indicate that the number of bedrooms was remaining the same.

Written representations have questioned the use of this space, suggesting that it may in fact be used as an additional bedroom space for a HMO and thereby circumventing the Article 4 direction.

The application proposes a single storey extension to the rear to accommodate expanded living space and officers may therefore principally consider the physical and visual impact of the extension upon the neighbouring properties.

The property already has the benefit of a flexible use between a C4 dwelling and a HMO. The number of bedrooms shown on the plans is 3. This application therefore is for a single storey extension to the rear and should be evaluated as such.

Effect on Residential Amenity

Policy S53 Design and Amenity is relevant. Development proposals should *"Not result in harm to people's amenity either within the proposed development or neighbouring it through overlooking, overshadowing, loss of light or increase in artificial light or glare;"*

Objections received also relate to the potential for an increase in the transient population and the resulting effect for the on- street parking, increased noise and rubbish. Also, potential damage to the existing sewers, and potential damage to existing boundary

fencing

The application property adjoins to 27 Severn Street, while 31 Severn Street is located to the south. At the rear of the site is 30 and 32 Derwent Street.

The proposed extension is relatively small. The current 8.1m length of the existing projection will be extended by 1m to create a total length of 9.1m and will be slightly wider than at present by approx. 40cm. The extension will be constructed in brickwork with upvc windows, and a flat roof finished in felt and reinforced plastic roof.

The adjoining semi no 27 Severn Street has extended at the rear with a timber conservatory style extension which backs onto the side boundary with the application site. The new single storey extension will extend just past the rear of this neighbouring structure but is not considered detrimental in relation to an overbearing structure or loss of light.

Some afternoon sunlight may be lost to the rear garden, however given that the proposal is for a single storey extension with a flat roof and does not occupy the entirety of the rear garden, I do not consider the effect is sufficiently harmful to warrant a refusal.

The rear projection will also be extended in width across the rear elevation by 1.7m towards the side boundary, for a length of 3m from the rear elevation. This element of the extension will be set in from the side boundary with no 31 Severn Street by 1.1m. The boundary is marked by an existing fence which is in excess of 2m in height.

The neighbouring property at no 31 has also extended at the rear in a similar manner with a conservatory extension to infill the area between the rear elevation and towards the side boundary with the application site.

The proposed extension will be single storey with a flat roof and located behind the existing 2m high fence. It is not considered therefore that the extension will appear overbearing or enclosing. The conservatory at no 31 is located on the south side of the proposed extension and therefore no light will be obscured.

Two windows will be installed within the side elevation facing towards no 31 Severn Street. One will be within the existing side elevation of the dwelling and another within the side elevation of the extension. Given the existing 2m high fence, no overlooking will occur from these ground floor windows over and above the existing relationship.

Whilst an enhancement of the existing living space and accommodation may potentially allow for a future increase in numbers within the existing property, the application to be considered is for a residential extension. A single storey extension for improved living accommodation would not therefore be considered to result in any harmful level of noise or disturbance within an existing residential area.

It should also be noted that similar extensions were approved recently at South Parade, and 74 Carholme Road, which was granted planning permission at Committee in June this year.

Visual Amenity

S53 is relevant. *"All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local*

character, landscape and townscape, and supports diversity, equality and access for all."

Proposals should "Relate well to the site, its local and wider context and existing characteristics", "Reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;" and "Be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme"

The proposed extension is located at the rear of the property where public views are limited. The site is not located within a conservation area.

Whilst the extension is constructed with a flat roof, this echoes the current flat roofed rear projection on the property and also helps to lessen any impact on neighbours. The extension will be constructed in brick and upvc windows to match the existing. It is considered therefore that the proposed extension will not be detrimental to visual amenity and is in accordance with the provisions of S53.

Flood Risk

This site is located within Flood Zone 2.

The Environment Agency was consulted, and has advised that as the proposal is classed as a 'minor development' it is not necessary to consult the Agency on this application.

The submitted proposed layout plan clearly shows that none of the ground floor rooms are to be used as a bedroom. As this application is for the erection of an extension to the rear of the property, the City Council as LPA, cannot control the layout or use of the ground floor. An informative should however be included on the permission advising that no bedrooms should be provided on ground floor as the property is located within Flood Zone 2.

Parking

A number of written representations have also raised concerns on the additional impact for on street parking within the locality.

Whilst the extension would enhance the accommodation for the existing property it would not alter its existing permitted use. The Highway Authority has been consulted and confirmed that the proposed development would not be expected to have an unacceptable impact upon highway safety, a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Reducing Energy Consumption.

Policy S13 Reducing Energy Consumption in Buildings of the CLLP relates to extensions to existing buildings, seeking opportunities to enhance the energy efficiency of buildings.

The policy advises that extensions to existing residential properties should seek to

incorporate energy saving measures where possible and appropriate. A request has been made to the applicant as to what measures can potentially be incorporated into the build.

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

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

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

Application Determined within Target Date

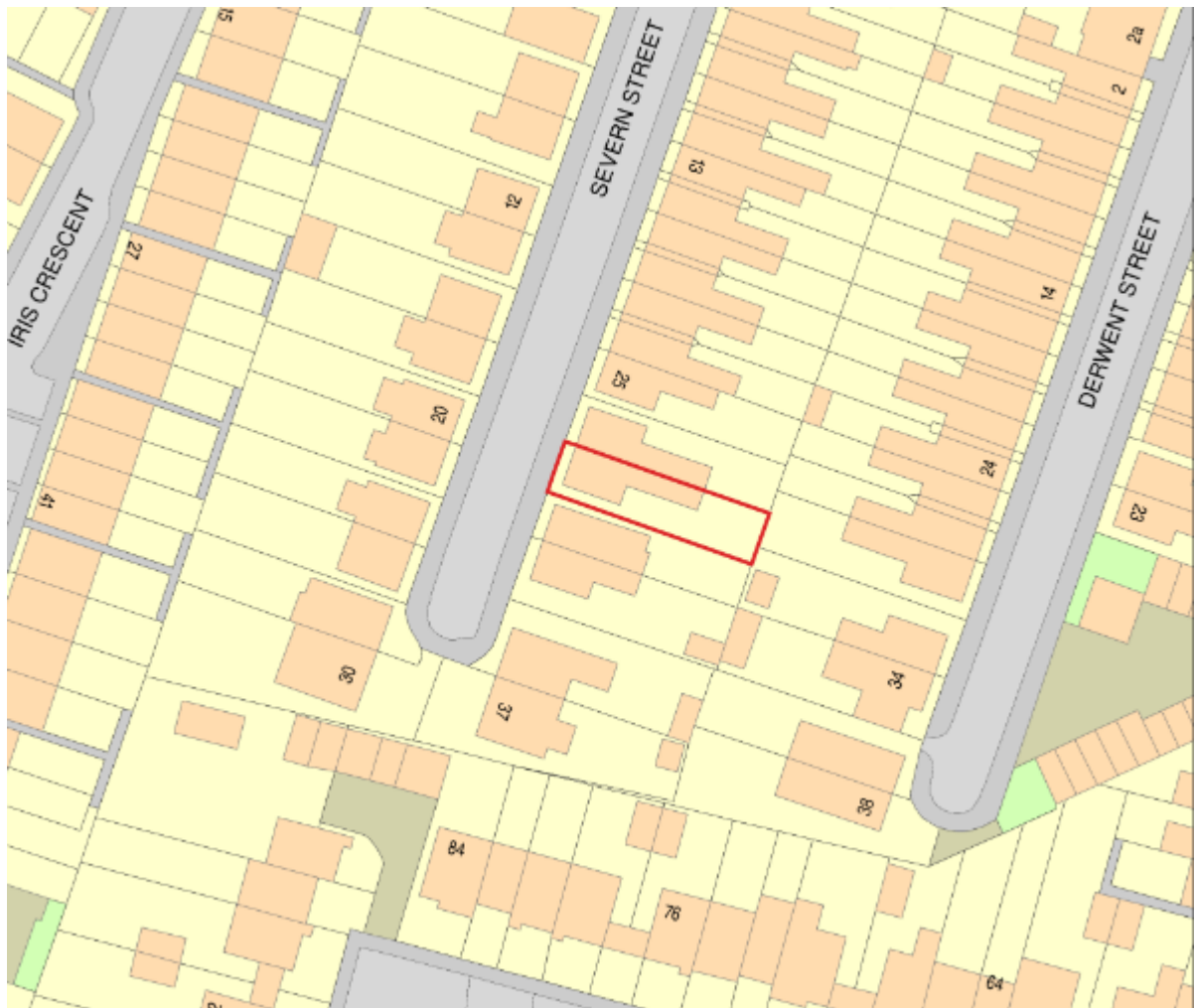
Yes.

Recommendation

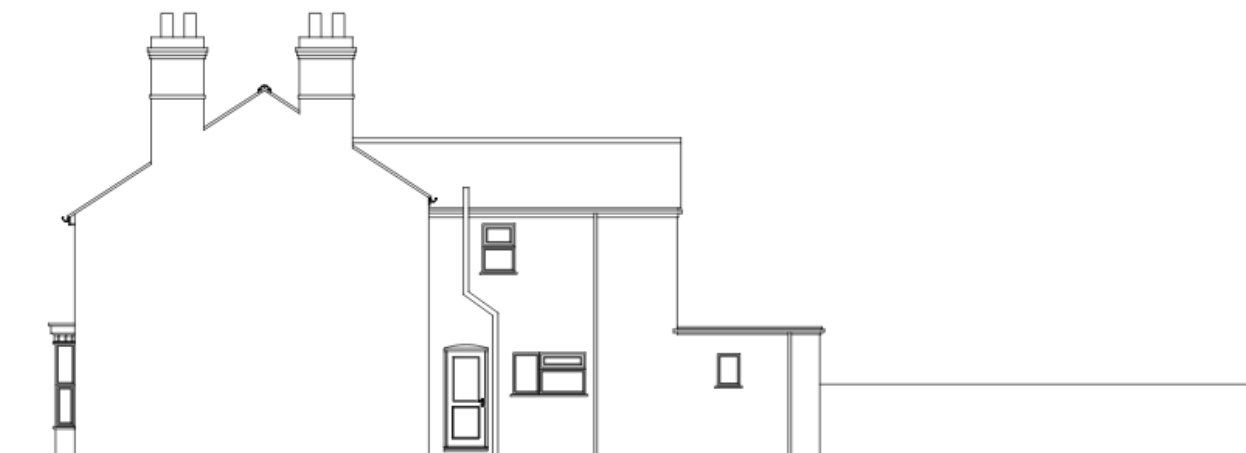
That the application is granted conditionally.

Standard Conditions

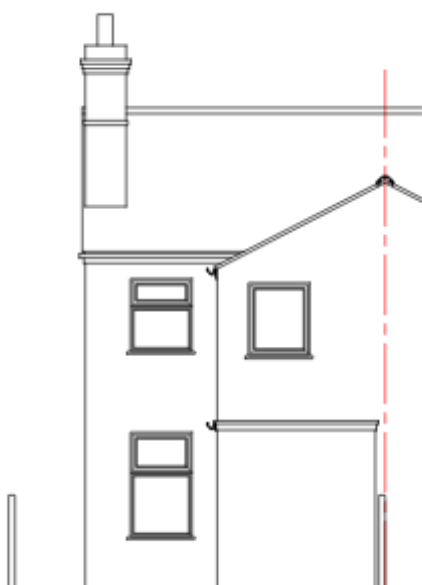
- 1) Development commenced within 3 years.
- 2) In accordance with the approved plans



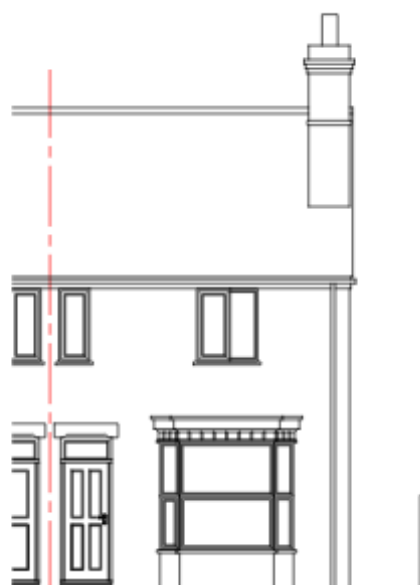
Existing Elevations



EXISTING SIDE ELEVATION
SCALE 1:50

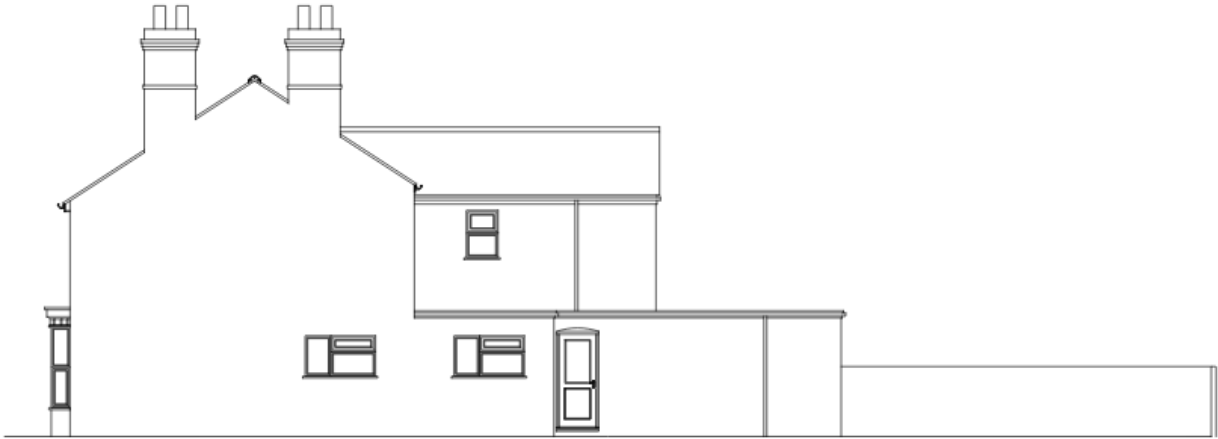


EXISTING REAR ELEVATION
SCALE 1:50

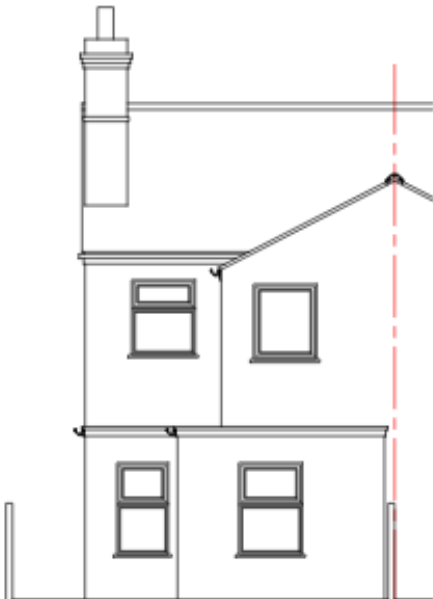


EXISTING FRONT ELEVATION
SCALE 1:50

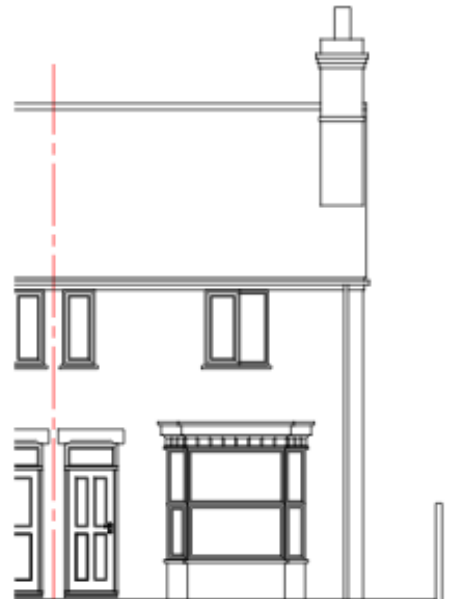
Proposed Elevations



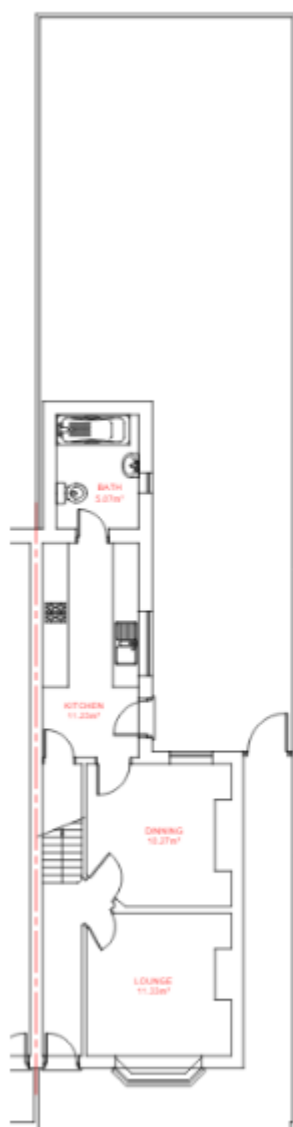
PROPOSED SIDE ELEVATION
SCALE 1:50



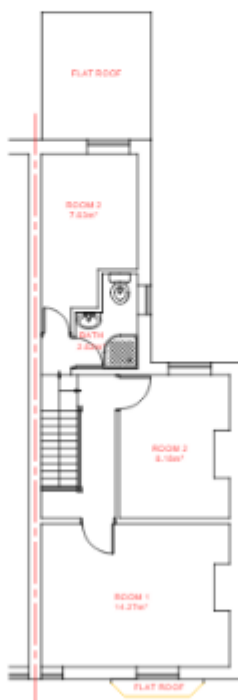
PROPOSED REAR ELEVATION
SCALE 1:50



PROPOSED FRONT ELEVATION
SCALE 1:50



EXISTING PLAN GROUND
SCALE 1:50

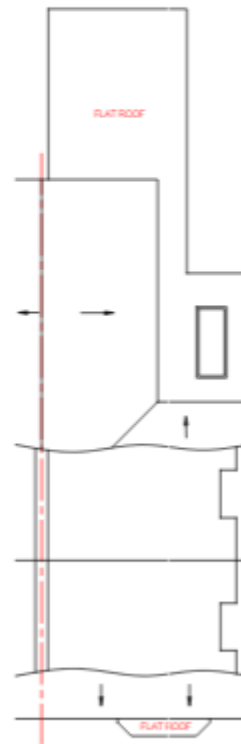
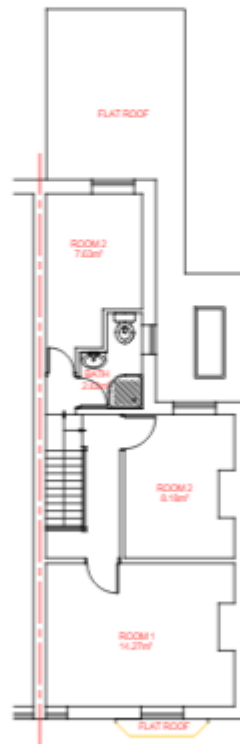
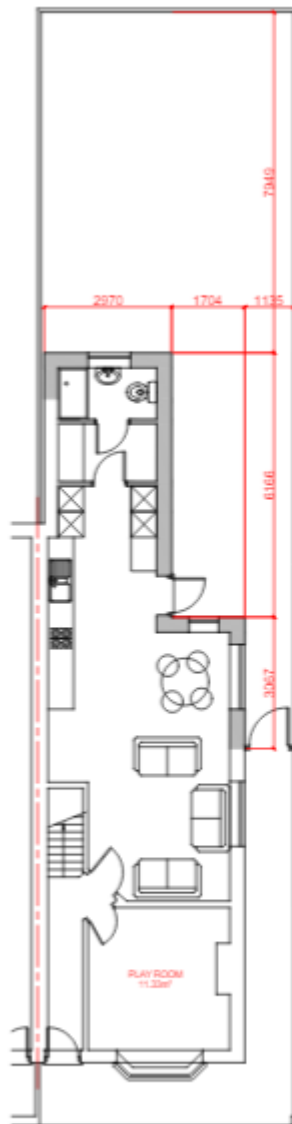


EXISTING PLAN FIRST
SCALE 1:50



EXISTING PLAN LEFT
SCALE 1:50

Existing Floor Plans



Proposed Floor Plans

This page is intentionally blank.

View of the front elevation of the application property from Severn Street



View of the rear elevation from the rear garden of the application property







View of the rear elevation of the application property and adjoining semi no 27 Severn Street beyond.



View from the rear garden towards properties on Derwent Street located beyond the rear boundary.



View towards neighbouring 31 Severn Street



This page is intentionally blank.

Consultation responses 29 Severn Street 2023/0520/HOU

From: LN Planning <LNplanning@environment-agency.gov.uk>
Sent: 20 September 2023 14:39
To: Technical Team (City of Lincoln Council)
Subject: RE: Consultation on Planning Application 2023/0520/HOU

Categories: Milly

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 Planning Officer,

The proposal can be classified as 'minor development' in relation to flood risk and does not appear to fit any other criteria on our consultation checklist, 'When to consult the Environment Agency'. It was therefore not necessary to consult us.

Advice on flood risk mitigation for minor development can be found at <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

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

Kind regards,
Danielle Maclean-Spencer

Planning advisor | Environment Agency | Sustainable Places | Lincolnshire and Northamptonshire Area Direct email:

Consultee Comments for Planning Application 2023/0520/HOU

Application Summary

Application Number: 2023/0520/HOU
Address: 29 Severn Street Lincoln Lincolnshire LN1 1SJ
Proposal: Erection of single storey side and rear extension.
Case Officer: null

Consultee Details

Name: Mr Ian Wicks
Address: Directorate Of Development And Environmental Services, City Hall, Beaumont Fee
Lincoln, Lincolnshire LN1 1DF
Email: Not Available
On Behalf Of: Environmental Health

Comments

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

Application number: 2023/0520/HOU
Application Type: Householder
Location: 29 Severn Street, Lincoln, Lincolnshire, LN1 1SJ

Highway and Lead Local Flood Authority Report

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

Recommendation:

This proposal will have no impact on the public highway.

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

No Objections

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Officer's Name: Becky Phillips-Melhuish
Officer's Title: Growth Manager (Planning Advice)
Date: 10 August 2023

Comments for Planning Application 2023/0520/HOU

Application Summary

Application Number: 2023/0520/HOU

Address: 29 Severn Street Lincoln Lincolnshire LN1 1SJ

Proposal: Erection of single storey side and rear extension.

Case Officer: null

Customer Details

Name: Not Available

Address: 137 Angelica Road Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am unconvinced that the play room proposal is a genuine attempt to enhance the property as a family home. It is, rather, designed to add a further living space to a potential HMO

....

There are currently more than enough such properties in this area of Lincoln.

Comments for Planning Application 2023/0520/HOU

Application Summary

Application Number: 2023/0520/HOU

Address: 29 Severn Street Lincoln Lincolnshire LN1 1SJ

Proposal: Erection of single storey side and rear extension.

Case Officer: null

Customer Details

Name: Not Available

Address: 22 York Avenue, Lincoln Lincoln LINCOLN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The applicant in this case will be well known to the Planning Committee members and has history in other properties of building extensions shown on the plans as 'utility rooms' but which will almost certainly be used as additional bedrooms to maximise rental income.

The extension in this case is to provide a 'playroom' and I believe it is extremely unlikely that this will prove to be its actual use.

Since Article 4 was introduced the spread of HMOs in the West End, which was having a massive impact on population density, has largely been successfully halted. However this particular landlord is now circumventing the ethos of Article 4 by extending existing HMOs using questionable planning tactics.

I therefore ask that the Planning Committee now takes a stand against this type of application and refuses it

Comments for Planning Application 2023/0520/HOU

Application Summary

Application Number: 2023/0520/HOU

Address: 29 Severn Street Lincoln Lincolnshire LN1 1SJ

Proposal: Erection of single storey side and rear extension.

Case Officer: null

Customer Details

Name: Not Available

Address: 31 Severn Street Lincoln

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: 1) My concern in regard to vehicle parking is that many of the properties on Severn Street are multiple occupancy therefore there is very limited on-street parking.

2) The main sewage and waste water pipe from numbers 31 and 33 Severn Street join into the waste water and sewage pipe at the rear of Number 29 Severn Street. From there it runs into Severn Street.

My major concern is if there is any accidental damage or disruption to the flow of this pipe, it would cause major disruption and sewage and waste water problems, consequently numbers 31 and 33 would have no toilet or washing facilities!!

3) Any accidental damage to the side fencing, which Number 31 have paid for, would be the responsibility of the owner of Number 29 Severn Street.

Comments for Planning Application 2023/0520/HOU

Application Summary

Application Number: 2023/0520/HOU

Address: 29 Severn Street Lincoln Lincolnshire LN1 1SJ

Proposal: Erection of single storey side and rear extension.

Case Officer: null

Customer Details

Name: Not Available

Address: 31 Severn Street Lincoln

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: My concerns are as follows...

- 1) I am concerned about the limited on- street parking, especially as a number of other properties in the Street are multiple occupancy...
- 2) The main sewage and rainwater pipe, for house numbers 31 and 33, runs behind the properties and run into the sewage pipe at the rear of Number 29. This then runs into Severn Street. My concern is that any accidental damage, or other works to this pipe will cause major problems with discharge of sewage and waste water from properties 31 and 33.
- 3) An

Comments for Planning Application 2023/0520/HOU

Application Summary

Application Number: 2023/0520/HOU

Address: 29 Severn Street Lincoln Lincolnshire LN1 1SJ

Proposal: Erection of single storey side and rear extension.

Case Officer: null

Customer Details

Name: Not Available

Address: 45 west parade Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this new way of increasing the number of letting rooms to go around the article 4 direction. I wish the planning would take a bit more of a hands on approach to this kind of applications

Consultee Comments for Planning Application 2023/0520/HOU

Application Summary

Application Number: 2023/0520/HOU

Address: 29 Severn Street Lincoln Lincolnshire LN1 1SJ

Proposal: Erection of single storey side and rear extension.

Case Officer: null

Consultee Details

Name: Jayne Arnold

Address: 1 Tennyson Street, Lincoln, Lincolnshire LN1 1LZ

Email: Not Available

On Behalf Of: West End Residents Association

Comments

The community spirit and neighbourliness that we have in this area are largely due to the number of families here who care passionately about contributing towards a safe, pleasant and caring community. They also maintain their Victorian properties to a high standard, in keeping with the aims of the original architects.

However, this planning application, would seem to want to contribute nothing towards these ideals and to be only about personal gain. It is flouting the spirit of Article 4, seeking only to increase the number of rooms available to a transient population who contribute little to our community, and frequently actually bring about harm and distress to local residents.

WERA considers it unlikely that a landlord would go to all the effort and expense of building an extension merely to provide a playroom, should this property happen to be rented out to a family as a Class C3. Any increase in rent would be minimal, particularly taking into consideration that the lounge/diner/kitchen space total square area will have been reduced, and be therefore less appealing. If it should be found that no family wants to rent the property, and it reverts to category Class C4 then the "playroom" would highly likely be rented out as an extra HMO bedroom. This would then hugely increase the rental income for the property, as it will now contain 4 bedrooms instead of three. [NB this mis-leading labelling of the bedrooms as Room1, Room 2, Room 2, on the attached plans has also been noted].

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

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

Jayne Arnold

Chair, West End Residents Association