

PLANNING COMMITTEE

**Wednesday, 29 November
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 - 04 October 2023	5 - 14
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	15 - 20
5. Applications for Development	
(a) 15 Fleet Street, Lincoln	21 - 54
(b) Lindum Sports Association Ltd, St Giles Avenue, Lincoln	55 - 88
(c) 41 Yarborough Road, Lincoln	89 - 232
(d) 35 Gresham Street, Lincoln	233 - 252
(e) 25 Tennyson Street, Lincoln	253 - 264
(f) 15 Allison Street, Lincoln	265 - 282
(g) Land To The Rear Of 10 Steep Hill, Lincoln	283 - 308

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

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

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

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

The application files contain the following documents:

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

APPLICATIONS WITH ADDITIONAL BACKGROUND PAPERS (See 5 above.)

Application No.: Additional Background Papers

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

Criteria:

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

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

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

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

Apologies for Absence: Councillor Chris Burke

25. Confirmation of Minutes - 6 September 2023

RESOLVED that the minutes of the meeting held on 6 September 2023 be confirmed and signed by the Chair as a correct record.

26. 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.

27. Declarations of Interest

Councillor Bill Mara declared a Personal and Pecuniary Interest with regard to the agenda item titled '18A - 20 High Street, Lincoln'.

Reason: He was known to one of the objectors to the planning application although not present this evening as a friend.

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

28. Member Statement

In the interest of transparency, Councillor Rebecca Longbottom requested it be noted in relation to the application for development Agenda Item No 6a 18A-20 High Street, Lincoln, that she was known to one of the objectors, however, not in a personal capacity and there was no conflict of interest after discussion with the legal advisor

29. Work to Trees in City Council Ownership

Lee George, Open Spaces Officer:

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

- c. explained that ward councillors had been notified of the proposed works.

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

30. Consultation on Proposed Felling Licence: Application 017/4016/2022

Lee George, Open Spaces Officer:

- a. presented a report 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
- b. advised that Swanholme Lakes was designated as a Site of Special Scientific Interest in 1985 and became a Local Nature Reserve in 1991
- c. described the location of Swanholme Lakes Nature Reserve which fell within the City Boundary adjacent to Hartsholme Country Park, owned by the City Council and subject to Tree Preservation Order, Doddington Road No1 – Hartsholme Wood
- d. highlighted that the site was open to public access and comprised 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
- e. stated that tree species forming the woodlands were predominantly Birch, Willow, Pine, Alder, and Oak; the site supported wet and dry heathland, both important habitats supporting a variety of wildlife and the lakes provided suitable conditions for the benefit of several uncommon aquatic species of flora and fauna
- f. reported that presently, pioneer species, such as Birch and Willow were encroaching onto the heathland sites, additionally other species such as Pine and Alder were having detrimental effects on the heathland habitat located in the vicinity of the area known as Acid Pools, which, if left unmanaged would negatively affect the underlying nature of the heathland habitat, leading to the loss of mosses lichens and other desirable heathland species.
- g. added that trees growing adjacent to the lakeside banks were currently producing significant shading, minimising the habitat potential of the marginal zones
- h. advised that lakeside trees also influenced the level of eutrophication which occurred within individual water bodies due to the shedding of leaves, the deposition of leaves could 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
- i. requested permission to selectively fell, coppice and prune some of the Birch, Willow, Alder, Pine and Oak encroaching onto the existing

heathland or in close proximity to the lakeside edges for the benefit of the area as detailed at paragraph 3.2 of the officer's report

- j. clarified that the existence of the Tree Preservation Order prevented any unconsented tree works being undertaken without the consent of the local authority, and was also controlled via the Forestry Commission; in this case as the proposed tree removal would produce more than 5 cubic metres of timber per calendar quarter, the City Council had a legal obligation to apply to the Forestry Commission for a felling licence to undertake its planned works within the Nature Reserve
- k. stated that as the site in question also had SSSI designation the City Council had submitted a Supplementary Notice of Operations (SNO) to the Forestry Commission, this included detailed information on the protective measures we would utilise to protect the SSSI interest while tree felling operations were undertaken, and enabled Natural England to decide whether to give its SSSI consent to the tree felling work
- l. advised that the purpose of a Felling Licence was to ensure that there was no uncontrolled loss of tree cover within designated areas, and if granted would negate the requirement of the City Council to apply for tree work via the usual Tree Preservation Order route.

Members commended officers on a well written report explaining in detail why the trees needed to be felled. The Open Spaces Officer agreed to pass these comments back to the Arboricultural Officer.

Members asked whether consultation notices were circulated in the area prior to works commencing?

Lee George, Open Spaces Officer advised that notices were put up in the area of the proposed tree felling works. There was a well-structured social media team to assist with communication through the consultation process, and via the planning portal.

Members asked whether some of the Swanholme Lakes Nature Reserve park was in private ownership.

Lee George advised that all the proposed works related to land in the ownership of the City of Lincoln Council.

RESOLVED that consent to the above works be approved and that the officer be authorised to carry out the requisite procedures to confirm to the Forestry Commission that suitable consultation had taken place.

31. Applications for Development
32. 18A - 20 High Street, Lincoln

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

The Planning Team Leader:

- a) reported that planning permission was sought for the proposed conversion

and extension of an existing restaurant at 18a High Street, Lincoln to form 1 no. commercial/ retail unit at ground floor and 9 no. residential apartments (C3) with associated amenity space (Re-submission of Planning Application 2022/0762/FUL)

- b) described the location of the application site on the west side of High Street on the corner of High Street and Henley Street, occupied by a three storey building fronting High Street with a restaurant at ground floor, associated residential accommodation above and the site also included some garages to the rear accessed from Henley Street
- c) reported that the Golden Eagle Pub was located to the north and attached to the building at first/second floor with an arch at ground floor, which led into its car park to the rear with a grassed outdoor seating area/garden located beyond to the west
- d) advised that to the west of the application site were terraced properties on the north and south side of Henley Street, the site was situated within the St Catherine's Conservation Area No 4
- e) reported that the previous application had been recommended to grant by officers but was refused by Planning Committee 22nd March 2023, for reasons as set out within the officer's report; the application had been revised and resubmitted to try and address the previous refusal reasons
- f) advised that the revisions included a reduction to the scheme from 10 apartments to 9, the reduction in apartments had meant that the remaining apartments now met space standards, also, all north facing windows had been altered to be obscured glazed in order to remove overlooking concerns raised in the previous refusal
- g) highlighted that the building fronting High Street would be extended upwards by raising the existing eaves and ridge height to provide accommodation within the roof space and a three storey extension would be added to the rear of the existing building to provide further residential accommodation
- h) reported that the application was brought to Planning Committee given the amount of objections received
- i) provided details of the policies pertaining to the application, as follows:
 - 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

- j) outlined the responses made to the consultation exercise
- k) referred to the Update Sheet which included further information received in respect of the planning application after the original agenda papers were published
- l) concluded that:
 - 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 was preserved.
 - Technical matters relating to noise and contamination and drainage were to the satisfaction of the relevant consultees and could be dealt with as necessary by condition.
 - The proposals would therefore be in accordance with the requirements of CLLP Policies and the NPPF.

Mr Dean Bruce addressed Planning Committee in objection to the proposed planning application on behalf of Mr Christopher Tyers, local resident, covering the following main points:

- He represented local residents and patrons of the adjoining public house, the Golden Eagle Pub.
- In the current economic climate many public houses were finding it hard to survive.
- The Golden Eagle Pub was an ideal venue to escape the stress of everyday life. It held regular community events/open mic nights.
- Its history dated back to circa 1800's.
- At the moment, natural light within the premises gave much enjoyment to the patrons and negated the need for artificial lighting/heating.
- The proposed development should be refused due to overlooking and loss of light, contrary to Local Plan Policy LP26, for the same reasons it was refused previously.
- Severe loss of light would occur.
- There were issues of overlooking from the windows of the proposed development.
- The privacy of existing bedroom windows at the public house would be affected.
- The introduction of obscure glazing within the proposed scheme was not the answer here, as the windows could easily be opened.
- There could potentially be noise complaints received by the public house from the new residents which could affect its future.
- Habitable rooms within the new development would face the public house and outdoor area.
- There were issues of lack of parking contrary to Local Plan Policy LP33, which the Committee had previously acknowledged.
- The development was detrimental to the amenity of local residents.
- The revised proposals offered one less flat, however, accommodation for the same number of occupants would still be provided.
- The height of the proposed development was not in keeping with the Conservation area.

- The resubmitted plans had not addressed the previous concerns raised.
- The public house was run as a family business. The proposed development would result in increased expense for the tenants in terms of heating and lighting.

Richard Havenhand, representing the agent for the development addressed Planning Committee on behalf of the applicant in favour of the proposed development, covering the following main points:

- He wished to make a short statement on behalf of the applicant, Mr Pang.
- The application had been considered taking into account local planning policies.
- Previous concerns had now been addressed in the revised application.
- The existing premises had been in the ownership of Mr Pang for 40 years, however, he needed to relocate the business in order to cut costs.
- The viability of the proposed development was tight.
- The applicant had worked within the consideration of current planning regulations and the restraints from the Conservation Area.
- The number of dwellings had been reduced within the revised plans.
- The upper floor had been cut back.
- Obscure glazed windows had been incorporated into the scheme.
- The owner did not wish to upset the patrons and staff at the Golden Eagle or restrict its ability to host community events.
- Mr Pang had enjoyed a happy relationship with his neighbours at the public house over many years.

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

The following concerns were raised in relation to the planning application:

- The reasons for refusal outlined in the previous planning application as outlined at page 23 of the officer's report had not been addressed.
- By virtue of position, mass, and design the proposed development would not fit well in the Conservation Area.
- The proposals still contradicted the Central Lincolnshire Local Plan.
- The issues hadn't changed.
- There were real car parking issues in the area.
- Too many public houses were closing down.
- This revised planning application was little different to the previous submission made.
- One less flat would not make much of a difference to the parking issues already prevalent in the area.
- The proposals were not suitable due to the density of traffic in the area.
- This was the wrong type of planning application for this area.
- We were losing public houses in the City. We did not want to see them infilled with housing.
- There had been many objections received from people living close by whom were worried about the proposed development.

The following points were made in support of the planning application:

- Although Planning Committee did not in any way wish to affect the operation of the Golden Eagle Pub in its capacity as a great asset for

community groups, it could not restrict applications from adjacent businesses to the public house.

- The proposed development was more aesthetically pleasing in this Conservation Area than the appearance of the existing three garages to the rear of the site.
- Residential properties would not be affected by the development as there were predominantly shops in the area.
- The Highways Authority had assessed the proposals and raised no objections in respect of parking.
- The area did suffer from heavy traffic use, although the member concerned was not aware of any resident complaints or requests for a residents parking scheme for the area.
- The addition of obscure glazed windows resolved the issue of overlook to the landlord's bedroom.
- It was alleged that light would be lost, however, the lights were already switched on in the internal photographs of the public house provided.
- There was a great need for more housing in the City and this area was designated as a Brownfield site suitable for this type of development.
- The issues in terms of the size of the flats and overlooking seemed to have been addressed.
- The proposals related well to the original reasons for refusal in the Conservation Area in that extension stepped back and had a better relationship with the adjoining properties.
- There was a real need for accommodation in the City although this was not a material planning consideration for this application.
- Question: As referred to within the officer's report, the materials used would be of key importance to the design of the building. Would this element be conditioned as such?
- Noise was an important consideration for the proposed development in a mixed-use area . A noise assessment and mitigation measures to keep noise to a bare minimum was equally important.
- The report stated that the planning application should be read in consideration of the current Local Plan now in existence. There was no mention of parking pressures within the new Local Plan. It did however, mention the need for more sustainable transport, walking and cycling provision.

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

- In terms of parking pressures and LP33, the new policy did increase the emphasis on sustainable/other uses rather than private cars, and, although this could be taken into consideration, it was the discretion of Planning Committee to decide how much weight should be given to this matter.
- Officers were of the opinion that there was not a significant impact on parking issues due to the feedback from the Highways Authority.
- There would be an affect on the public house to the side from the proposed development at ground floor level in relation to available light to the windows of the bar area, however, this was not considered so harmful it being a public bar and not resident occupied.
- Materials to be used as approved by officers was already an existing condition of grant of planning permission.

A motion was proposed, seconded, and put to the vote that planning permission be granted subject to the following conditions:

Conditions

- Time limit of the permission
- Development in accordance with 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 class E
- Obscure glaze north elevation windows on first and second floors
- Water efficiency
- PV's are implemented on site and retained

The motion was lost.

Members discussed the reasons for refusal of planning permission

A motion was proposed, seconded, put to the vote, and

RESOLVED that planning permission be refused.

Reasons

There were no real material differences in the revised planning application compared to that refused previously due to the following reasons:

(Policy S57 and S53 Of the Central Lincolnshire Local Plan adopted April 2023 replaced Policies LP25 and LP26 of the previous Central Lincolnshire Local Plan.)

- 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.

33. 29 Severn Street, Lincoln

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

The Assistant Director of Planning:

- a. advised that planning permission was requested for a single storey rear extension at this semi-detached dwelling, 29 Severn Street, Lincoln to enable the reconfiguration of the internal arrangements of the existing accommodation and the provision of a 'play room'
- b. detailed the location of the property on the south side of Carholme Road on a high density street, comprising traditional red brick, bay fronted, semi-detached and terraced 2 storey dwellings
- c. highlighted that the application property was located outside of the local West Parade and Brayford Conservation Area and within Flood Zone 2
- d. advised that the application was presented to Planning Committee as it had received more than four objections
- e. reported that no pre-application advice had been sought on the proposal
- f. reported on the planning history of the application property as detailed within the officer's report, which permitted the property currently to be occupied as a C4 HMO for up to six individuals
- g. provided details of the policies pertaining to the application, as follows:
 - Policy S6: Design Principles for Efficient Buildings
 - Policy S53: Design and Amenity
 - National Planning Policy Framework
- h. advised Planning Committee of the main issues to be considered as part of the application to assess the proposal with regards to:
 - Local and National Planning Policy
 - Visual Amenity
 - Residential Amenity
 - Highway Safety and Parking
- i. outlined the responses made to the consultation exercise
- j. referred to the Update Sheet which included further information received in relation to the planning application after the original agenda papers were published
- k. concluded that 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.

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

Members asked whether the ground floor accommodation should be used for bedrooms being in Flood Zone 2.

The Assistant Director of Planning confirmed that the area was not as high a flood risk as Flood Zone 3 and therefore did not require floor levels to be elevated. Under its powers as a Local Planning Authority, use of the rooms could not be controlled, however would suggest informative guidance was for bedrooms not to be occupied at ground floor level.

A comment by one member suggested the application was spurious and that the intended use of the extension would not be as a playroom.

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

- He accepted the comment made, however, it was not within the jurisdiction of the Planning Authority to stipulate that the space could only be used as a play room.
- If the proposed use was to change in the future then separate planning permission would be required for permitted occupancy of more than six individuals living there.

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

Conditions

- Development commenced within 3 years
- In accordance with the approved plans

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 8 / SCHEDULE DATE: 29/11/2023**

<i>Item No</i>	<i>Status e.g. CAC</i>	<i>Specific Location</i>	<i>Tree Species and description/ reasons for work / Ward.</i>	<i>Recommendation</i>
1	N/A	40 Clarendon Gardens Void housing property	<u>Castle Ward</u> 1 x Cupressus macrocarpa <u>Remove</u> This tree has overgrown available space, the tree also exhibits multiple basal unions which place the tree at risk of collapse.	Approve works. Replace with 1 x decorative apple; to be located in grassland to the front of the property.
2	N/A	82 Geneva Avenue – void housing property	<u>Glebe Ward</u> 3 x Sycamore <u>Remove</u> These trees are multistemmed supressed specimens with compromised basal unions which increase the risk of tree failure.	Approve works. Replace with 3 x native tree species; to be located within grassland at King Georges playing field.
3	N/A	80 Geneva Avenue – Housing property	<u>Glebe Ward</u> 5 x Sycamore <u>Remove</u> These trees are all supressed multi-stemmed specimens with compromised basal unions and significant deadwood.	Approve works. Replace with 5 x native tree species; to be located within grassland at King Georges playing field.
4	N/A	80 Geneva Avenue – Housing property	<u>Glebe Ward</u> 2 x Leyland cypress <u>Remove</u> These are unmanaged trees which have outgrown available	Approve works. Replace with 2 x whitebeam; to be located in suitable positions within the

			space within the rear garden of this property. Maintenance to restrict the size of these trees will result in aesthetically poor specimens.	Avenue.
5	N/A	83 Bunkers Hill	<u>Glebe Ward</u> 1 x Lime <u>Staged removal</u> This tree is suspected as being the cause of soil shrinkage which has led to structural movement in the adjacent property.	Approve works. Replace with 1 x Spindle; to be located within grassland to the side of Wolsey Way - Wragby Road junction.
6	N/A	97 Macaulay Drive – Housing property	<u>Glebe Ward</u> 1 x Sycamore <u>Remove</u> This is a multistemmed specimen which has compromised basal unions which places the tree at risk of unpredictable failure.	Approve works. Replace with 1 x Spindle; to be located within grassland to the side of Wolsey Way - Wragby Road junction.
7	N/A	107/109 Swift Gardens – Housing property	<u>Glebe Ward</u> 1 x Tulip tree <u>Remove</u> This tree has been poorly pruned which has resulted in an asymmetrical canopy which places the tree at risk of unpredictable failure.	Approve works. Replace with 1 x Rowan; to be located within grassland to the side of Wolsey Way - Wragby Road junction.

This page is intentionally blank.

Application Number:	2023/0618/HOU
Site Address:	15 Fleet Street, Lincoln, Lincolnshire
Target Date:	29th November 2023
Agent Name:	None
Applicant Name:	Mr Tanzeel Rehman
Proposal:	Erection of single storey side and rear extension (Revised Drawings).

Background - Site Location and Description

The application proposes the erection of a single storey side and rear extension. The application property is 15 Fleet Street a two storey end-terrace dwelling.

The application has been revised during the process. Officers raised concerns regarding the scale of the original proposal, which would have covered a large proportion of the rear yard, extending up to the side boundary of the site and within 0.29m of the side boundary. This raised issues both in terms of visual and residential amenity. Revised plans were submitted. Officers were more comfortable with the scale of the proposal and a re-consultation was undertaken.

The application is brought before Planning Committee as it has received more than 4 objections and been called in by Cllr Lucinda Preston and Cllr Neil Murray.

The site is located within Flood Zone 2.

A certificate of existing lawfulness was granted this year for the continued use of the property as a Small House in Multiple Occupation (Use Class C4) 2023/0537/CLE. 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:
2023/0537/CLE	Continued use of property as a House in Multiple Occupation (Class C4). (Application for Certificate of Lawfulness).	Granted	21st September 2023

Case Officer Site Visit

Undertaken on 19th September 2023.

Policies Referred to

- National Planning Policy Framework
- Policy S53: Design and Amenity
- Policy S13: Reducing Energy Consumption in Buildings

Issues

To assess the proposal with regard to:

- Accordance with National and Local Planning Policy
- Impact on Residential Amenity
- Impact on Visual Amenity
- Highway Safety, Access and Parking
- Flood Risk
- Reducing Energy Consumption

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
Environmental Health	Comments Received
Highways & Planning	Comments Received
Environmental Health	Comments Received
West End Residents Association	Comments Received

Public Consultation Responses

Name	Address
Mrs Amanda Leake	6 Fleet Street Lincoln Lincolnshire LN1 1SD
Mrs Amanda Konrath	35 Hewson Road Lincoln Lincolnshire LN1 1RZ

Name	Address
Mr James Burt	4 Fleet Street Lincoln Lincolnshire LN1 1SD
Councillor Lucinda Preston	
Mr Simon Parnaby	12 Fleet Street Lincoln Lincolnshire LN1 1SD
Councillor Neil Murray	
Ms Gill Hart	10 Fleet Street Lincoln Lincolnshire LN1 1SD
Mr Karl Hanson	89 Richmond Road Lincoln Lincolnshire LN1 1LH
Mr Simon Fitch	2 Fleet Street Lincoln LN1 1SD
Mrs Emma Neary	252 West Parade Lincoln Lincolnshire LN1 1LY
Sarah Ray	5 Wellington Street Lincoln Lincolnshire
Mrs Debra Gregory Jones	38 Moor Street Lincoln Lincolnshire LN1 1PR
Mr Nick Jones	38 Moor Street Lincoln Lincolnshire LN1 1PR
Chris Konrath	35 Hewson Road Lincoln Lincolnshire LN1 1RZ

Name	Address
John Thompson	13 Fleet Street Lincoln Lincolnshire LN1 1SD
Mrs Rani Grantham	60 Richmond Road Lincoln Lincolnshire LN1 1LH
Mrs G Kerr	1 Fleet Street Lincoln Lincolnshire LN1 1SD
Ms Margaret Da Costa	242 West Parade Lincoln Lincolnshire LN1 1LY
Mrs Sue Tilford	92 Astwick Road Lincoln Lincolnshire LN6 7LL
Mr Simon Fitch	2 Fleet Street Lincoln Lincolnshire LN1 1SD
Mr Thomas Arnold	3 Bedford Street Lincoln Lincolnshire LN1 1NA
Jasmine Mills	3 Bedford Street Lincoln Lincolnshire LN1 1NA
Mr Ian Stuart	116 West Parade Lincoln Lincolnshire LN1 1LA
Mrs Claudia Zigante	5 Cambridge Avenue Lincoln Lincolnshire LN1 1LS

Name	Address
Mr Mike Cancedda	45 West Parade Lincoln Lincolnshire LN1 1PF
Ms Gonia PONIATOWSKA	11 Queens crescent Lincoln LN1 1LR
Ms Grace Timmins	70 Hewson Road Lincoln Lincolnshire LN1 1RX
Ms Gonia Poniatowska	11 Queens Crescent Lincoln Lincolnshire LN1 1LR
Mr Mat How	53 Hewson Lincoln Ln11rz
Miss J Kerr	47 Carr Street Lincoln Lincolnshire LN1 1SU
Mr Damien Buttimer	27 Tennyson Street Lincoln Lincolnshire LN1 1LZ
Mr Mike Cancedda	46 west parade Lincoln Ln1 1PF
John Bustin	65 Richmond Road Lincoln Lincolnshire LN1 1LH
Mrs Daphne Thompson	13 Fleet Street Lincoln Lincolnshire LN1 1SD
Mr Lee Allen	12 Wellington Street Lincoln Lincolnshire LN1 1PL

Name	Address
Mrs Helen Bawden	7 Fleet Street Lincoln Lincolnshire LN1 1SD

Consideration

Principle of Development

The proposed floor plans show the extension would provide additional space within the rear living/kitchen/dining area and a shower room. The existing and proposed floor plans would indicate that the number of bedrooms are 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 the 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.

Local and National Planning Policy

Paragraph 11 of the revised NPPF outlines that decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

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

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

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

Impact on Residential Amenity

Objections received also relate to the potential for an increase in the transient population and the resulting effect for the on- street parking, impact from the extension in relation to loss of light, overlooking, loss of privacy, loss of outdoor space, increased noise and rubbish. Also, capacity of the existing sewers and disruption during Building works. Objections are attached in full.

The property has an existing part two storey part single storey rear offshoot, the revised proposal would include a relatively small flat roofed single storey rear/side extension measuring 3m in depth, 1.2m wide with a total height of approximately 2.9m. Officers would highlight to members that this element of the extension would be considered permitted

development in isolation and therefore may be constructed without the need for planning consent.

A flat roofed extension is also proposed to the rear of the existing single storey structure, this extension would measure 4.3m in depth, and have the same width and height of the existing structure 2.28m wide 2.9m high.

The adjoining property is 15 Fleet Street, the property also has a two storey rear off shoot with a single storey mono pitch structure to the rear of that. The proposed side/rear extension would be located on the boundary with No.15 and the rear extension positioned 1.2m away. The boundary is currently partly defined by an approximate 1.8m high brick wall that steps down to approximately 1.1m, trellis from No.15 protrudes above this section of the wall. Officers note the application proposes to install a 1.8m high timber fence along this boundary.

The proposed side/ rear extension would have an enclosing effected on No.15, however given that the structure would be single storey with a flat roof and could technically be constructed under permitted development, on balance, it is not considered this extension would be unduly overbearing or enclosing nor cause loss of light to warrant refusal of this application. The facing elevation of the extension is blank, therefore the extension would not provide the opportunity to overlook.

In terms of the rear extension this would be positioned 1.2m from the boundary with No.15, the proposed extension will be single storey with a flat roof. It is not considered therefore that the extension will appear overbearing or enclosing. Given the orientation to the south and the position of the existing dwelling and off-shoot, it is also not considered that loss of light would be unduly exacerbated, and certainly not to a harmful degree. Any overlooking from the proposed utility window would be mitigated by the proposed 1.8m high boundary fence. A condition will require that this be erected prior to the first use of the extension.

The rear extension would be located a minimum of 7.9m from the opposite side, properties on Drake Street, the boundary is defined by an approximately 1.8m high fence. Given the separation and boundary treatment it is not considered that the proposal would overlook, appear overbearing or result in loss of light.

The closet extension would be located over 6.3m from the rear boundary with properties on Howard Street, which is defined by an approximately 1.1m brick wall with trellis protruding above to a height of 1.8m. Accordingly, there is no concern regarding the relationship of these extensions with the neighbouring occupants.

The extension would offer an enhancement of the existing living space and does not propose to increase the number of bedrooms available; the proposal would not therefore be considered to result in any harmful level of noise or disturbance within an existing residential area. Whilst it is inevitable some level of noise and disturbance will likely be experience when any building works are undertaken, this would only be for a limited period.

Matters raised in the objections relating to drainage would need to be considered by a Building Inspector, the applicant has been advised of these concerns.

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

with CLLP Policy LP53.

Impact on Visual Amenity

The proposed extension is located at the rear of the property where public views are limited. The extensions would be 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.

While the extensions covers a larger proportion of the existing rear yard, there is no objection to the scale or position and officers consider that it would sit comfortably on the dwelling. The simple design with the use of materials to match would complement the existing property.

The extension would therefore reflect the original architectural style of the local surroundings, relating well to the site and context, in accordance with Central Lincolnshire Local Plan (CLLP) Policy S53.

Highway Safety, Access and 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 lawful C4 use which allows up to 6 unrelated people to live at the property. 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. Therefore, based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

Flood Risk

The agent has submitted the Environment Agency's standing advice form for householder development which indicates that the floor levels within the proposed development will be set no lower than the existing levels. Lincolnshire County Council as the Lead Local Flood Authority does not wish to object to this planning application. It is therefore considered that flood risk issues have been adequately addressed.

Reducing Energy Consumption

CLLP Policy S13 requires that "for all development proposals which involve the change of use or redevelopment of an existing building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended." The more modern construction of the proposed extension, which will be built in accordance with Building Regulations, is likely to improve the energy efficiency of the property.

Other Matters

Bin Storage

An area for bin storage is not identified on the site plan, however, there is sufficient external space within the site for this to be accommodated.

Trees

In the rear yard of the application site are a number of mature trees, the site is not within a Conservation Area nor are the trees covered by a Tree Preservation Order, therefore the trees are unprotected and could be felled without requiring consent.

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

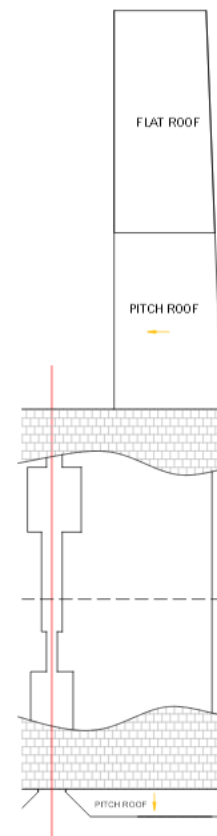
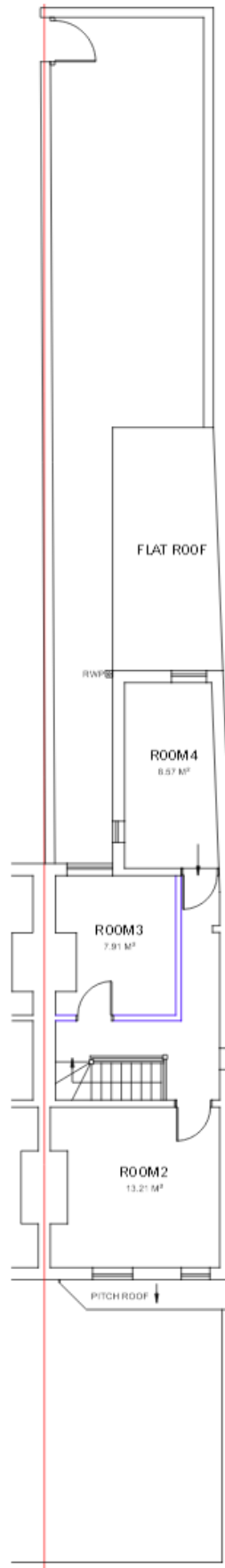
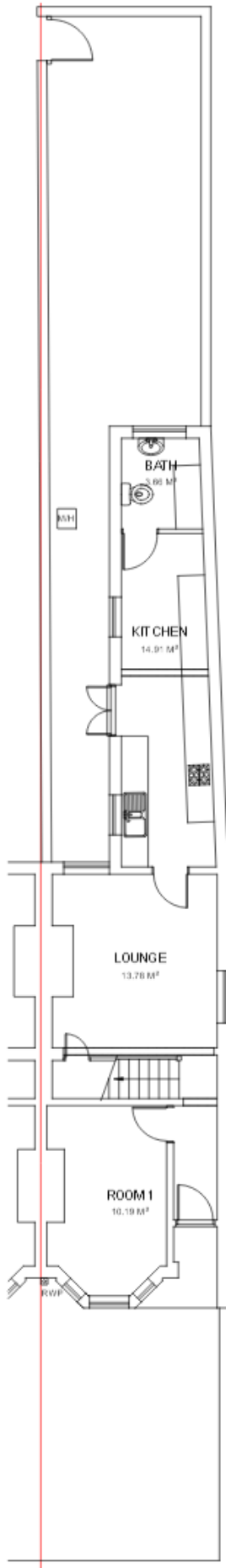
- 1) Development commenced within 3 years
- 2) In accordance with the approved plans
- 3) Installation of 1.8m high fence prior to the extension first coming into use

This page is intentionally blank.

Site Location Plan



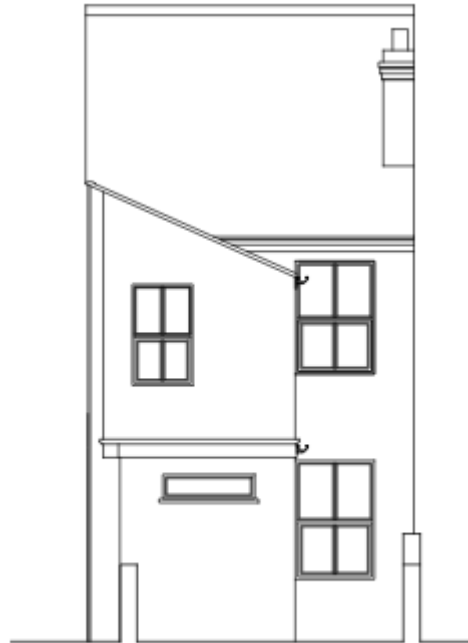
Existing Floor Plans



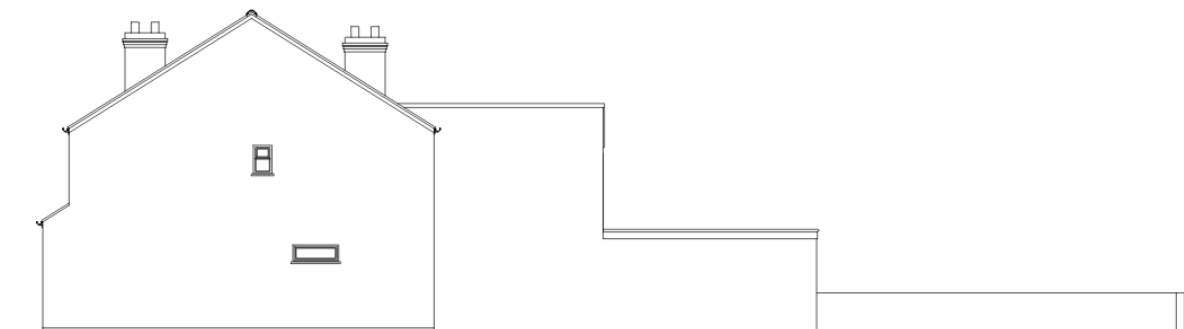
Existing Elevations



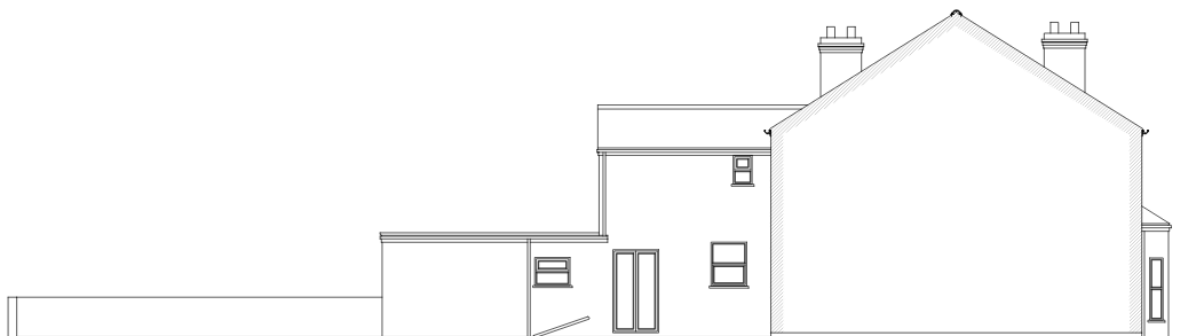
EXISTING ELEVATION - FRONT
SCALE 1:50



EXISTING ELEVATION - REAR
SCALE 1:50

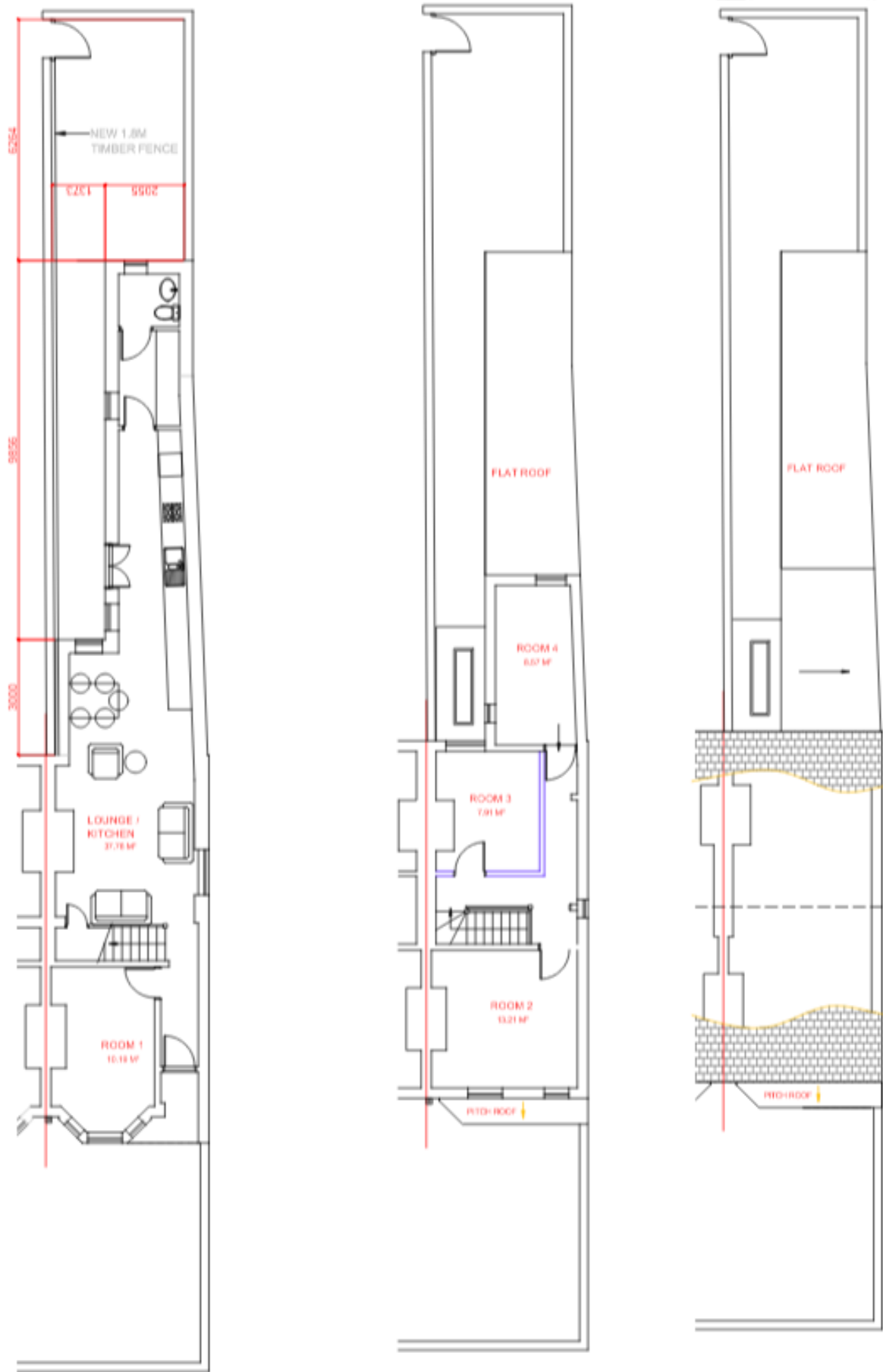


EXISTING ELEVATIONS - SIDE
SCALE 1:50



EXISTING ELEVATIONS - SIDE
SCALE 1:50

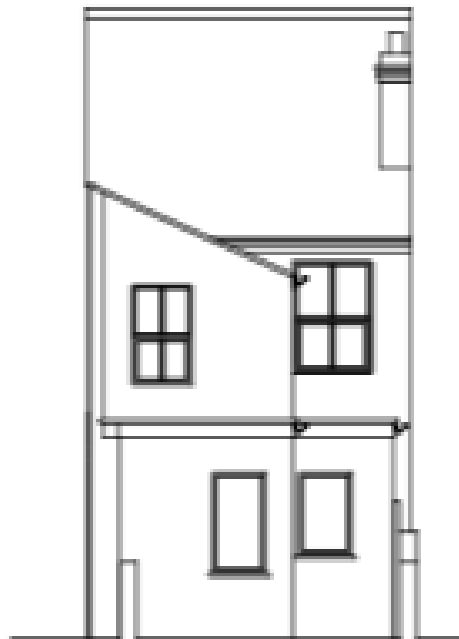
Existing Floor Plans



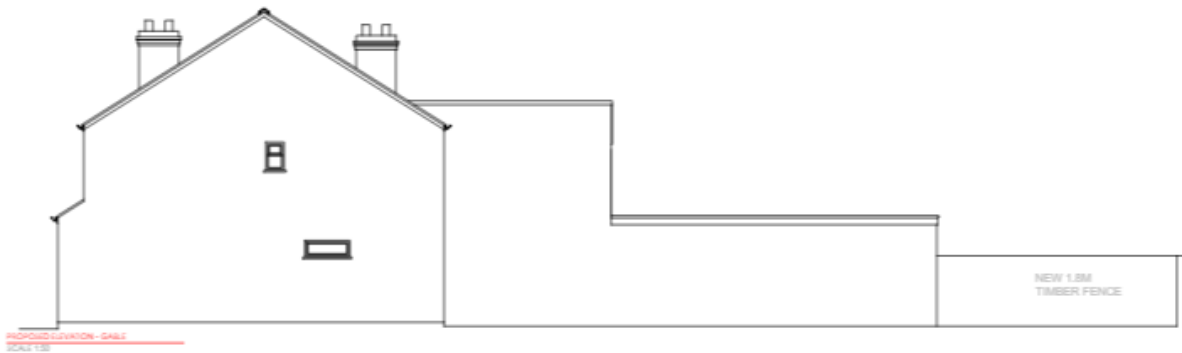
Proposed Elevations.



PROPOSED ELEVATION - FRONT
SCALE 1:50



PROPOSED ELEVATION - REAR
SCALE 1:50



PROPOSED ELEVATION - SIDE
SCALE 1:50



PROPOSED ELEVATION - SIDE
SCALE 1:50

Site Photographs











Consultation Responses

West End Residents Association

Comment Date: Mon 18 Sep 2023

West End Residents Association are very concerned about the impact that this proposed development would have on its immediate neighbours in terms of reducing their available light, increasing the amount of overlooking they would be subjected to, as well as an increase in noise they might be subjected to by having the exterior wall and back door of 15 Fleet Street only 66cm away from the boundary fence. The disproportionate scale of this proposed development is out of keeping with the intentions of the original Victorian architects. Another worrying factor is that the very narrow walkway would prevent access to the garden by wheelchair users. The average width of a UK wheelchair is 63.5cm, not including hands used to propel the wheels. Rear access to the property by the emergency services, should the need arise, would also be impeded.

This planning proposal would seek to build over an area of the available garden that would have been able to be used by the occupants of the house. Access to outdoor space has been shown to support good mental health. It would also have an environmental impact in reducing the greenery which provides oxygen and a habitat for wildlife and birds, and decreasing the area for rain water runoff to be absorbed into the ground.

WERA is also concerned it could set a precedent for more developments which result in the destruction of Victorian gardens, which has obvious architectural as well as environmental impacts.

Jayne Arnold
Chair West End Residents Association

Environmental Health

Comment Date: Fri 15 Sep 2023

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

Application number: 2023/0618/HOU
Application Type:
Location: 15 Fleet Street, Lincoln, Lincolnshire, LN1 1SD

Highway and Lead Local Flood Authority Report

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

Recommendation: No Objections

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

Comments:

This proposal is for the erection of single storey side and rear extension and the access and parking arrangements remain unchanged; therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

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.

Officer's Name: Justine Robson
Officer's Title: Senior Development Management Officer
Date: 13 September 2023

13 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Fri 20 Oct 2023

This is to state our original comments of Tue 05 Sep 2023 still stand as there is very little difference in the revised drawings and all of our objections made then still apply now. But we wanted to add a couple of points.

We are extremely concerned about the proposed very large roof light in the first part of the extension nearest our house. I hope the plan is for obscured glass, and it not to open, but the plans are very vague so it is impossible to tell. We object to it in any case because with the propensity for 'all bills included' tenants to leave certain lights on all night (we have observed this a lot over the years) it would mean a shaft of light shining up right below our back bedroom window. If the window has the capability to open, noise would also travel upwards.

One final, more general point concerning any potential building work itself. We have noticed in a few planning decision notices where the building work was acknowledged to be very close to a neighbouring building, a clause to adhere to the hours it is legally permitted to build (8am-6pm Mon to Fri and 8am to 1pm Sat) This assumes all neighbours are out all day in full time work or elsewhere and so won't be impacted. It takes no account of the elderly, housebound, those receiving end of life care in the home, the retired, people working from home or parents to babies or young children not in school/nursery. I would like the people who make these decisions to imagine for a moment 10 hours a day of hammering, drilling, digging out concrete outside for moving drains, and ground work for extensions etc and not being able to escape it.

Thank you.

2 Fleet Street Lincoln LN1 1SD (Objects)

Comment submitted date: Wed 18 Oct 2023

The comments I submitted 18 September (copied below) still stand in the context of the revisions to the proposals submitted by the applicant. Even more so in respect of the negative impact on the daylight and privacy of the neighbouring property.

Previous comments which still stand are: I object to the planning application for 15 Fleet Street on the basis that it will further contribute to the deterioration of the community, the quality of life of permanent residents and result in additional parking demands that as a small cul-de-sac, Fleet Street, would not be able to meet.

The extension will impact negatively on the quality of life of the property's neighbours reducing the amount of natural light they receive and infringing on their privacy.

The planning application incorrectly states that there would be no affect on existing car parking arrangements. The proposed work will require vehicle access to Fleet Street. The property is one of four on the street that does not have road access directly in front of it. The vehicles will consequently be parked in front of other residential properties adding further to the limited parking that is available. Post building work the extension would enable an increased number of occupants resulting in further parking pressure.

The planning proposal would extend the building's footprint and that of HMOs within Fleet Street. There are currently 3 HMOs in the street accounting for 18.75% of the properties. Lincoln City Council applies a 10% maximum concentration of HMOs threshold (100m radius).

Absentee landlords will have their own priorities but in this case they do not appear to align with the principles or ethos of Article 4 Directions, the reason why it was adopted by the City Council or the interests of residents and the community.

12 Wellington Street Lincoln Lincolnshire LN1 1PL (Objects)

Comment submitted date: Tue 17 Oct 2023

This is a joke, how many more rooms does the uni need when there own buildings don't get full at it is? Surely it would make more sense to fill the actual uni resident halls instead of our West end. There's already an over populated parking scheme that's not getting any better. To many landlords want to try and boost there income well when is enough going to be enough? When the are no family homes in the west end just student buildings? Please object this application we don't need any more student rooms use the actual buildings provided.

27 Tennyson Street Lincoln Lincolnshire LN1 1LZ (Objects)

Comment submitted date: Tue 17 Oct 2023

This is clearly another attempt to get around article 4. This will add to an already crowded neighbourhood with parking problems and noise problems. Please deny this application.

5 Cambridge Avenue Lincoln Lincolnshire LN1 1LS (Objects)

Comment submitted date: Tue 17 Oct 2023

Article 4 was implemented for a reason.

116 West Parade Lincoln Lincolnshire LN1 1LA (Objects)

Comment submitted date: Tue 17 Oct 2023

Apart from the fact that we already have too many HMOs in the West End , with all the traffic,noise etc problems this causes , this particular extension will be very detrimental to the immediate neighbours who will lose light and privacy. This application is motivated purely by greed not need.

3 Bedford Street Lincoln Lincolnshire LN1 1NA (Objects)

Comment submitted date: Tue 17 Oct 2023

This is clearly an attempt to bypass the requirements of Article 4 in the local area.

There is a lot of new accommodation built for students in local areas.

One cursory glance at the floor plan of the proposal reveals all - an attempt to maximise every millimetre of space of land on the deed, to provide sub-standard living accommodation in order to exploit young people just setting out on their own journey in life.

The floor plan shows how squeezed in they will be. This is a sub-par way of living for these young people.

The proximity is lacking consideration for immediate neighbours, and the impact on parking in an area already that is already strapped for space, and this is a genuine issue in the area.

53 Hewson Lincoln Ln11rz (Objects)

Comment submitted date: Tue 17 Oct 2023

To many hmo in this area

11 Queens crescent Lincoln LN1 1LR (Objects)

Comment submitted date: Tue 17 Oct 2023

The changes to application mean nothing. I object as the area is already saturated and creating more HMO rooms is not the way forward. Wish the council planners were more aware of the issues facing the area

From: Helen Thompson <[REDACTED]>
Sent: 21 September 2023 11:24
To: Technical Team (City of Lincoln Council) <Technical.Team@lincoln.gov.uk>
Subject: Planning application for 15 Fleet Street Lincoln.

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.

Planning reference; 2023/0618/HOU

I am writing to add a few photographs from the point of view of 13 Fleet Street which is our house next door. They are to illustrate just how close the proposed extension would be to our house, the way it would make our home and garden darker and, to show the trees which are not mentioned on the applicants form. I don't know if it is procedure to visit the site with these types of planning applications before making a decision, but if not I hope they give a little more perspective of how the extension would sit in the space and how dominating it would be. I hope this can be looked at as an appendix to our original objection, which was put online and where photos could not be added. It was done with a contact email address of [REDACTED]

Kind regards,

Helen Thompson (on behalf of the Thompson family)







45 West Parade Lincoln Lincolnshire LN1 1PF (Objects)

Comment submitted date: Wed 20 Sep 2023

Just another attempt from a greedy landlord to get around article 4. The area cannot take it anymore and I really wish the planners will do the right thing and turn this application down.

60 Richmond Road Lincoln Lincolnshire LN1 1LH (Objects)

Comment submitted date: Tue 19 Sep 2023

There are too many around in the area, parking is already a problem . We need to bring families in this area not have greedy landlords fitting in more students .

89 Richmond Road Lincoln Lincolnshire LN1 1LH (Objects)

Comment submitted date: Tue 19 Sep 2023

A blatant attempt to get around the article 4 rules and extend an existing HMO. These properties do not lend themselves to extensions that impact on close neighbours. It also brings additional strain on parking etc in the area that is already overpopulated due to HMOs.

65 Richmond Road Lincoln Lincolnshire LN1 1LH (Objects)

Comment submitted date: Tue 19 Sep 2023

Additional burden on current infrastructure such as sewage , water run off from construction on green area. ADDITIONAL ENVIRONMENTAL BURDEN ON refuse collection , water pressure to nearby properties etc. . Additional noise from property in close proximity to the construction , quality of life impact etc .

4 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Tue 19 Sep 2023

This is nothing more than a flagrant attempt to circumnavigate the requirements of Article 4 in the local area.

What was all the development of accommodation in St. Mark's for, as well as Article 4, if not to prevent this kind of attempted degradation of Lincoln's communities by greedy absentee landlords?

One cursory glance at the floor plan of the proposal reveals all - an attempt to maximise every millimetre of space of land on the deed, to provide sub-standard living accommodation in order to exploit young people just setting out on their own journey in life.

The proximity of the proposed extension to existing property is completely lacking in consideration for immediate neighbours, not to mention the impact on parking in an area already that is already strapped for it.

To surmise, a shameless proposal by a shameless developer with previous attempts to "game" the system. To validate him and his actions would be to detriment of the people and communities you serve, and solely to the benefit of this one individual.

5 Wellington Street Lincoln Lincolnshire (Objects)

Comment submitted date: Tue 19 Sep 2023

In an already over crowded ward of the City this seems ridiculous. Especially a house that could be made a family home in a sought after area.

252 West Parade Lincoln Lincolnshire LN1 1LY (Objects)

Comment submitted date: Tue 19 Sep 2023

The population density of the West End increases every year as profiteering absentee landlords cram more young people into too small houses and then exploit them for inflated rent. Bad for young people, bad for the neighbourhood and bad for the council who have to carry the can for the overburdened infrastructure of the area.

10 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Tue 19 Sep 2023

I object to extending this small terraced property (as all on the street are) to house more students under one roof for several reasons. In a street of 15 houses, 3 are already multiple occupancy/student housing, the rest of the residents being a mix of young families, some renting and some owner owned, established family homes and older, senior residents. We are a strong community, strengthened by helping each other during covid. To add extra students to this mix would change the balance in the street to the detriment of all - most young people in small numbers in one house have been respectful and responsible, but a large number in one property would appeal more to the disrespectful partying type of student. Also there has been legislation to set limits to the number of student properties in an area and this is a blatant attempt to make a loophole, disregarding the whole point of maintaining the community balance in an area. Regardless of the disruption that major building works would cause in a small closed ended street with sufficient parking issues in the first place. There are lots of individuals who would like to rent family properties in this area, if this one is irredeemably altered for family purposes, it will be another loss to the area when the current landlords sell it on. University accommodation is increasing around the city in appropriate locations that should now make the despoiling of residential communities unnecessary. They are taking the Michael here, please don't allow it. If you want evidence of the community at threat, take a look at the Christmas West End Lights project (they have a Facebook page) that many of us take part in every year. Communities like this need your protection.

35 Hewson Road Lincoln Lincolnshire LN1 1RZ (Objects)

Comment submitted date: Mon 18 Sep 2023

Already too many and no consideration given to the impact on parking, refuse etc.

35 Hewson Road Lincoln Lincolnshire LN1 1RZ (Objects)

Comment submitted date: Mon 18 Sep 2023

Not appropriate for the street

38 Moor Street Lincoln Lincolnshire LN1 1PR (Objects)

Comment submitted date: Mon 18 Sep 2023

The area is already over developed for the roads, parking and infrastructure. The impact on the character of the area is significant, tipping the balance and pushing families out of the area.

38 Moor Street Lincoln Lincolnshire LN1 1PR (Objects)

Comment submitted date: Mon 18 Sep 2023

Small street , not enough parking anyway , nouse in construction and then when inhabited will affect neighbours .

6 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Mon 18 Sep 2023

We object to the planning application for 15 Fleet Street. Our street is a small cul-de-sac with limited parking which is already a difficulty for residents - with more residents there may reasonably be more cars (everyday and visiting). We are also concerned about the construction of the proposed extension due to potential noise pollution and construction vehicles parking in the street. In addition to our concerns, we do not feel this is fair to the residents at number 13, as it will dramatically affect their light and privacy. There needs to be a balance in the community and having too many multiple occupancies negatively impacts all members of said community. This seems to be an attempt to circumvent Article 4. Myself and my family strongly object to this planning application.

70 Hewson Road Lincoln Lincolnshire LN1 1RX (Objects)

Comment submitted date: Mon 18 Sep 2023

The balance of HMO and family/single occupancy houses is a delicate one. At the moment, on the whole, good, supportive relationships exist between the permanent and more transitory communities in the west end. Apart from the immediate inconveniences to the neighbouring properties of the building work, there are the less obvious knocks to the quality of life of everyone in the neighbourhood: less privacy, less room, less parking space, more opportunity for low level conflict and more.

2 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Mon 18 Sep 2023

I object to the planning application for 15 Fleet Street on the basis that it will further contribute to the deterioration of the community, the quality of life of permanent residents and result in additional parking demands that as a small cul-de-sac, Fleet Street, would not be able to meet.

The extension will impact negatively on the quality of life of the property's neighbours reducing the amount of natural light they receive and infringing on their privacy.

The planning application incorrectly states that there would be no affect on existing car parking arrangements. The proposed work will require vehicle access to Fleet Street. The property is one of four on the street that does not have road access directly in front of it. The vehicles will consequently be parked in front of other residential properties adding further to the limited parking that is available. Post building work the extension would enable an increased number of occupants resulting in further parking pressure.

The planning proposal would extend the building's footprint and that of HMOs within Fleet Street. There are currently 3 HMOs in the street accounting for 18.75% of the properties. Lincoln City Council applies a 10% maximum concentration of HMOs threshold (100m radius).

Absentee landlords will have their own priorities but in this case they do not appear to align with the principles or ethos of Article 4 Directions, the reason why it was adopted by the City Council or the interests of residents and the community.

12 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Mon 18 Sep 2023

I am concerned about the impact this extension will have on the residents of Fleet Street. More people will inevitably mean more cars, there aren't enough car parking spaces as it is. More people will mean more rubbish and more rubbish bins left out in the street as it will be students who will be the occupants of this proposed extension. Also more students in one house will mean bigger and louder parties, more noise in the street particularly at night. I hope this application will be rejected

7 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Mon 18 Sep 2023

Fleet Street is a small cul de sac with limited parking - number 15 has no frontage on the street so parking will become even more problematical. The logistics of construction will cause considerable disruption since access is limited. Privacy for immediate neighbours will be compromised and these houses are not suitable for conversion to accommodate larger numbers of residents.

3 Bedford Street Lincoln Lincolnshire LN1 1NA (Objects)

Comment submitted date: Mon 18 Sep 2023

I strongly object to the proposal put forward. This is a clear attempt to circumvent the spirit of Article 4 which was created to prevent a further oversaturation of HMO to family dwellings within the area.

Fleet Street's road is currently very narrow and additional cars being brought to the area will only worsen the battle that most residents undergo to get their car parked.

The proportion of indoor space to outdoor space will not represent the typical properties within the conservation area. This unbalanced proportion will only further congest the area and limit natural light to neighbouring properties.

92 Astwick Road Lincoln Lincolnshire LN6 7LL (Objects)

Comment submitted date: Mon 18 Sep 2023

The west end is becoming saturated with multi occupancy housing

11 Queens Crescent Lincoln Lincolnshire LN1 1LR (Objects)

Comment submitted date: Sun 17 Sep 2023

I object as the area is already saturated and creating more HMO rooms is not the way forward

242 West Parade Lincoln Lincolnshire LN1 1LY (Objects)

Comment submitted date: Sun 17 Sep 2023

The West End of Lincoln has too many HMOs.

Additional dwellings will add to the demand for services, cause more bins to block pavements and add to unsightly numbers of bins in front gardens.

The capacity for parking spaces for residents is already limited.

Removing garden leisure space for more buildings will reduce the well being of occupants, and is against conservation. Gardens were not planned for building on, in original planning and deeds of covenant.

1 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Sun 17 Sep 2023

I object to the planning application for 15 Fleet Street. It is an existing HMO and the plan is to add more extensions to accommodate more people and I feel this is not acceptable as this impacts on the facilities in Fleet Street and especially the immediate neighbours. The building work will be disruptive in a small space and will be too close to the nearby property. There is no street parking outside that house as right at the end of the street which is a cul de sac. Too many people in one house will cause problems. It is against the spirit of Article 4 which was there to prevent more expansion of an already crowded property. It's better for the tenants also to have less not more people in one house. Please consider the neighbourhood and Fleet Street is a small street and cannot take too many more extensions to properties.

47 Carr Street Lincoln Lincolnshire LN1 1SU (Objects)

Comment submitted date: Sat 16 Sep 2023

I object to the extension on this current HMO. This would make a big impact on the direct neighbour especially which is incredibly unfair, lack of parking in a very small street, the noise levels will increase, they will get less privacy and it will have an impact on their daily life. The building work itself will be disruptive to the immediate area also. The landlord does not need to do this, they have many properties and are detached from the situation geographically which is probably why they don't think of the impact on the many neighbours in the area.

Not Available (Objects)

Comment submitted date: Fri 15 Sep 2023

Dear Mr. Manning,

I am writing in support of residents opposed to the application for 15 Fleet Street.

I would like to speak on the application at committee to amplify and or add to the objections made by residents.

Yours sincerely,

Councillor Neil Murray.

12th September 2023

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

Re: Planning application for 15 Fleet Street (2023/0618/HOU)

Dear Mr Manning,

I am strongly objecting to this application for the erection of a single storey side and rear extension to 15 Fleet Street, Lincoln.

Firstly, this change would reduce the outdoor space of the property. This would affect the Victorian character of the house but would also have an adverse effect on those people living in the property, particularly the immediate next door neighbours. In addition, the living space of the property would be much closer to nearby properties. This would have an impact in terms of noise, especially if a window was open. The close proximity would also reduce privacy and potentially create a security issue.

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

This application is entirely inappropriate for the area. Even more significantly, if another application of this kind is approved it will give the 'green light' for this applicant, but also other landlords, to seek to increase the size of their HMOs. This application would, in effect, further set a precedent, which would undermine the spirit of Article 4, a directive which seeks to return the community to a more balanced mix of transient residents, such as students, and families. It would also mean that the Victorian character of the area is further eroded, another issue for the committee.

I am asking the planning committee to consider the impact of this development on residents in the West End and to refuse the planning application. The application is contrary to the spirit of Article 4 and therefore I strongly urge the committee to turn down this application.

Yours sincerely,

Cllr Lucinda Preston,

13 Fleet Street Lincoln Lincolnshire LN1 1SD (Objects)

Comment submitted date: Tue 05 Sep 2023

Firstly, thank you for notifying us of the proposed plans for 15 Fleet Street Lincoln.

As the only neighbour to be affected by yet another change to 15 Fleet Street Lincoln, we wish to vehemently object to the plans for the erection of a single storey extension to these premises. These plans have obviously been made without a thought to how our lives will be affected by the further lack of light and privacy to our house and garden not to mention the noise and mess of more building work which could go on for months, followed by the inevitable increased noise of even more adults in what started life as a 3 bed terrace house. We are senior citizens and are now sick and tired of all we have had to put up with from number 15 always wondering what the next bombshell will be which is not conducive to either mental or physical health. It is just not necessary or fair to enlarge these premises to make even more money for people whose lives are not impacted by what they do, i.e. absentee landlords who do not pay Council tax, even though these HMOs are an added drain on services such as water usage, drains, parking and using extra rubbish bins.

Privacy and security:

The first part of the proposed side extension comes right up to the dividing wall between our houses and covers their side return. During construction builders would be looking straight in to our main living room window downstairs as the extension wall rises above the dividing wall, and when the flat roof is applied. After construction any future maintenance work/gutter clearing would also mean people having a view straight in to our living room and perhaps the bedroom window too.

Individuals have climbed upon the existing large flat roof extension at various points through the decades it has been there, this could happen again, and pose a risk to security to their and our home as the upper windows would both be more easily accessible. This also would impose on our privacy via both windows.

The next part of the proposed side extension then dips in (to avoid the access to the sewer drain cover) but still comes out halfway in to the side return making a very slim path. The new back door is situated here with two windows, this would make them even closer to our property but the new door position would be opposite our main family bathroom downstairs. We feel that will impinge further on our privacy.

Light:

The entire extension in its full length and width will create darkness in our side return and inside the house, it will have an effect similar to being in a basement room. It will also cast further shadow on to our garden nearest the house.

Trees:

Under the heading 'trees and hedges' on the application form, it is stated that there are no trees within falling distance of the proposed development. This is incorrect. There is a massive conifer in their garden which blots out the sky from our windows, and has done for years, and behind that is another large Sycamore tree. It overhangs our garden and the existing end of the extension which is proposed to be lengthened.

Summary:

If these plans are allowed, No 15 Fleet Street will be yet another over-extended property with next to no outside space. A simple check of the applicant's name on the planning portal reveals numerous similar requests all over Lincoln. Searches of the premises show them to be HMOs with 5 or 6 bedrooms and several bathrooms so what is proposed here, replacing the only existing bathroom with another makes no sense. What looks like a utility area on the plans, I believe will be made into another bedroom with an en-suite, and other bathrooms will be added elsewhere.

Article 4 was introduced to limit the number of HMOs in the West End of Lincoln, but this particular Landlord seems to be circumventing this by enlarging any existing HMOs he owns, and the number is rising, to the detriment of neighbours and neighbourhoods. They are unlikely ever to be family homes again. We hope these plans will not be allowed.

These are the views of the owner Mr J R Thompson and family.

This page is intentionally blank.

Application Number:	2023/0608/FUL
Site Address:	Lindum Sports Association Ltd, St Giles Avenue, Lincoln
Target Date:	30th November 2023
Agent Name:	MUGA UK Ltd
Applicant Name:	Lindum Sports Association
Proposal:	Replacement of existing 2 bay cricket practice nets with a new 3 bay facility

Background - Site Location and Description

The application is for the replacement of the two existing cricket practice nets with three new cricket practice nets. The application site is Lindum Sports Association located off St Giles Avenue, the site is used for a variety of sports including Cricket, Hockey, Football and Rugby. The Clubhouse facilities Squash courts and a Gymnasium as well as changing facilities.

The site is screened by an approximately 2 metre fence which runs around Wragby Road and St Giles Avenue a line of trees is also located along the Wragby Road boundary, these trees are protected by a tree preservation order. The site is bound by residential properties rear gardens to the north and east of the site.

The site is located just outside the Newport and Nettleham Road Conservation Area No.9

The application has been called into planning committee by Councillor Wells.

Site History

2010/0314/F - Installation of a synthetic floodlit hockey pitch with associated access, car parking and outbuilding. Granted Conditionally

Case Officer Site Visit

Undertaken on 4th October 2023/

Policies Referred to

- National Planning Policy Framework
- Policy S53 Design and Amenity
- Policy S64 Local Green Space
- Policy S65 Important Open Space

Issues

- Local and National Planning Policy
- Residential Amenity
- Visual Amenity
- Effect on the Playing Field Provision
- Highway Safety

Consultations

Consultations were carried out in accordance with the Statement of Community

Involvement, adopted January 2023.

Statutory Consultation Responses

Consultee	Comment
Principal Conservation Officer	No Response Received
Highways & Planning	Comments Received
Environmental Health	Comments Received

Public Consultation Responses

Name	Address
	7 Auden Close Lincoln Lincolnshire LN2 4BS
Mr Wesley Shelbourne	42 Yarborough Crescent Lincoln Lincoln LN1 3LU
Mr Matthew Cox	6 Cornus Close Lincoln LN4 1PH6
Mrs Nicole Pouncey	3 Thirsk Close MARKET RASEN LN8 3EB
Mr Wesley Shelbourne	42 Yarborough Crescent Lincoln Lincolnshire LN1 3LU
Mr Martin Shillito	23 De Wint Avenue Lincoln Lincolnshire LN6 7HY
Mr Jacob Hughes-Pickering	42 St Nicholas Street Lincoln Lincolnshire LN1 3EQ
Mr Jake Benson	11 Furnace Close North Hykeham Lincoln LN6 9ZR
Mrs Julia Marshall	9 Ancaster Avenue Lincoln Lincolnshire LN2 4AY
Aidan Lockwood	1 Belton Park Drive North Hykeham, Lincoln LN6 9XW
Mr Nicholas Rollett	33 Stonefield Avenue Lincoln Lincolnshire LN2 1QL

Mr Tom Lane	36 Mill Lane Morton Gainsborough DN21 3BS
Mr Charlie Jubbs	12 Stocking Way
Ted Horner-Timmins	70 Hewson Road Lincoln Lincolnshire LN1 1RX
Mr Zac Shelbourne	42 Yarborough Crescent Lincoln Lincolnshire LN1 3LU
Mr Ollie Alford	18 Laceby Street Lincoln Lincolnshire LN2 5NF
Mr Joseph Peatman	7 Victoria Terrace Lincoln Lincolnshire LN1 1HZ
Mr John Rhoades	31 Longdales Road Lincoln Lincolnshire LN2 2JR
Miss Georgina Gibbs	1a Stanley Street Lincoln LN58NG
Mr Steven Newell	47 Silver Street Branston Lincoln LN4 1LR
Mr Robert Eastwood	7 Lee Road Lincoln Lincolnshire LN2 4BJ
Mrs Brenda Jones	7 Auden Close Lincoln LN2 4BS
Mr Mick Garner	19 Sastangate house Rasen Lane Lincoln LN1 3HE
Mr Nick Tressler	9 Auden Close Lincoln LN2 4BS

Mrs Sally Mundy	Cleave House 1a Sewell Road Lincoln LN2 5RY
Ian Fisher	299 Burton Road Lincoln Lincolnshire LN1 3UP
Mr Will Taylor	18 Laceby Street Lincoln Lincolnshire LN2 5NF
Miss Tina Fernandes	Lupin Road Lincoln LN24GD
Mrs Lesley Bunn	2 Middletons Field Lincoln Lincolnshire LN2 1QP
Mr Joshua Wells	
Mr Sri Subramaniam	49 Flaxley Road Lincoln Lincolnshire LN2 4GL
Mr Gareth Watkinson	206 Nettleham Rd Lincoln LN24DH
Mr Anthony Perrin	1 Hayfield Grove Weston Newark NG23 6SB
Mr Paul Adams	5 The Grove Lincoln LN2 1RG
Mr John Alford	Glebe Farm Bardney Lincoln LN3 5UP
Mrs Bianca Maifadi	177 Wragby Road Lincoln Lincolnshire LN2 4PS
Miss Helen Chambers	11 Furnace Close North Hykeham LN6 9ZR

Mr Tim Jenkins	2 The Orchard Willingham by Stow DN215JU
Mr Neil Lockwood	1 < Belton Park Drive North Hykeham Lincoln LN69XW
Miss Erin Trodd	31 Milman Road Lincoln Lincolnshire LN2 5LX
Mr Neil McDonnell	36 Park Lane Burton Waters Lincoln LN1 2WP
Mr Peter Wright	27A Nettleham Road Lincoln Lincolnshire LN2 1RQ
Matthew Benson	15 Market Rasen Road Dunholme Lincoln LN23QS

Consideration

Policy Context and Principle of Use

The site is located within Policy Area Important Open Space, Policy 65 states that Important Open Space is safeguarded from development unless it can be demonstrated that:

- a) there are no significant detrimental impacts on the character and appearance of the surrounding area, ecology and any heritage assets; and
- b) in the case of publicly accessible open space, there is an identified over provision of that particular type of open space in the community area and the site is not required for alternative recreational uses or suitable alternative open space can be provided on a replacement site or by enhancing existing open space serving the community area.

The site is also designated as Local Green Space by Policy Area S64: – which states Local Green Space will be protected from development in line with the NPPF, which rules out development on these sites other than in very special circumstances. These exceptions are set out in the NPPF and align with Green Belt status.

Paragraph 149 of the National Planning Policy Framework states- Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

The application seeks improvement of the existing cricket practice facility available at the site, the proposed three bay cricket bays would provide enhanced fit for purpose cricket training facilities, on a similar parcel of land to the existing within the grounds.

In accordance with the NPPF, the proposed cricket bays would be for the provision of appropriate facilities (in connection with the existing use of the land) for outdoor sport and outdoor recreation and would preserve the openness of the land and not conflict with the purposes of the land. Nor would the proposal prejudice the use of any remaining areas of playing field on the site or result in the loss of other sporting provision. Accordingly, Officers therefore have no objection in principle to the proposal in accordance with CLLP Policies S65, S64 and NPPF.

Impact on Residential Amenity

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

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

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

The application has received 35 letters of support for the proposal and 2 letters of Objections. The objections to the proposal are from the occupants of 7 and 9 Auden close, relating to the proposed nets appearing obtrusive, increase in height of the structure, increase of noise, future installation of flood lights, impede access to their rear gate and maintenance of their rear boundary wall. It has also been raised that the proposed structure will obstruct views from the rear of these properties, however the loss of a view is not a material planning consideration. Objections and letters of support are attached in full.

In relation to installing flood lights to serve the cricket practice area, the application does not propose any lighting and the applicant has advised they do not propose to in the future. A subsequent planning application would be required should any future lighting be required.

The proposed 3 bay cricket practice nets would be cited approximately 16m further east on the site than the existing cricket nets towards the existing score board, although it would be partially overlap where the current cricket nets are located. The proposed structure would measure 33m in length, 10.95m wide with a total height of 4m to the top of the cage. The agent has advised the existing nets are 3.6m height and the increase in height to 4m is required to be compliant with current standards. The orientation of cricket play would alter, with batters facing northwards to avoid sun in their eyes when facing bowlers.

The proposed structure would be located approximately 1.5m from the rear boundaries with dwellings to the north on Auden Close 9, 7 and St Giles Mead. The boundary is defined by an approximate 1.2m stone wall, officers note there are a number of mature trees/ foliage within the rear gardens of these properties.

Whilst views of the proposed poles and netting that would be used to enclose the cricket practice bays would be available from these properties, officers do not consider that the structure would appear dominant or overbearing. Given the separation of the structure from the boundaries of these properties, officers also do not consider the proposal would impede any access from these properties that the occupants may have onto the field or restrict the ability to maintain their boundary treatment.

In terms of noise, it is not considered the addition of another practice lane over the existing facility two lanes would be a discernible difference in the noise associated with the sport. The councils Environmental Health Officer has raised no objections to the proposal in terms of noise, air quality, contamination or other environmental impacts.

There are no other properties in the vicinity which would be affected by the proposal it is therefore considered that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy LP53.

Impact on Visual Amenity

The proposal includes new surfacing and a new netting cage to serve a larger number of practice cricket bays and as such the proposal is larger in footprint and height than existing, although is still relatively a small structure in comparison to the site as whole. The height would be approximately 4m covering an area of approximately 33m by 1.95m. Given the existing context of the site, it is considered that the proposal would not be out of character with the area and would be in accordance with Central Lincolnshire Local Plan (CLLP) Policy S53.

Highway safety, access and parking

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. Therefore, based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

Conclusion

The proposal relates to replacement cricket nets at an existing sports ground to serve a larger number of practice cricket bays. The proposal is considered to not cause any significant impacts in terms of its design or to local or residential amenity. The proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies S64, S65 and S53, as well as guidance within the National Planning Policy Framework.

Application Determined within Target Date

Yes

Recommendation

That the application is granted conditionally

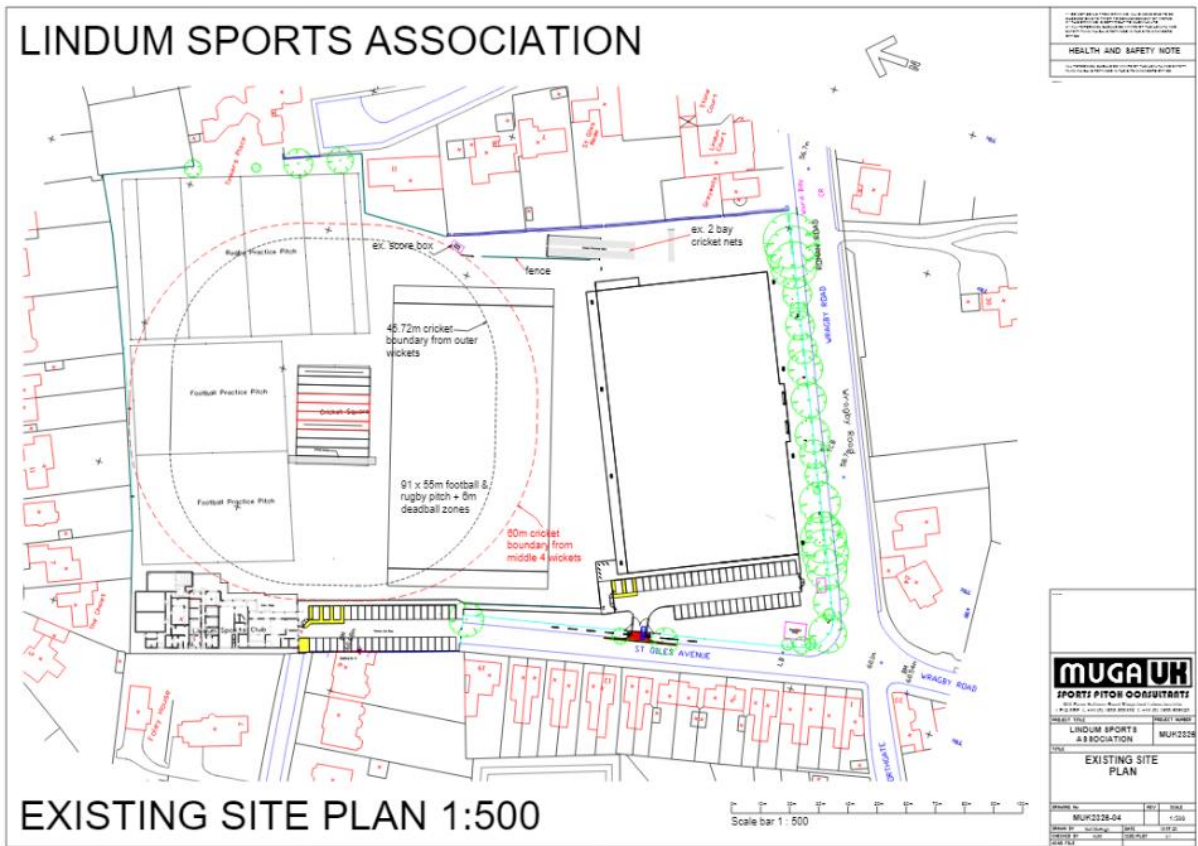
Standard Conditions

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

This page is intentionally blank.

The site plan shows the layout of the proposed cricket ground. A large rectangular area is outlined in blue and labeled "Playing field". Adjacent to it is a smaller rectangular area labeled "Flood lit synthetic pitch". To the right of the synthetic pitch, a red rectangular area is outlined, with a red line pointing to it from a yellow callout box that reads "New 3 bay 33m enclosed cricket practice nets". The plan also shows surrounding roads, including "WILKINS ROAD" and "ST. ANDREW'S CHURCH ROAD", and various buildings and structures within the site boundaries.

Existing Site Plan



Existing Cricket Nets







LINDUM SPORTS ASSOCIATION



Site Photographs







Consultation responses

Application number: 2023/0608/FUL

Application Type: Full

Location: Lindum Sports Association Ltd, St Giles Avenue, Lincoln, Lincolnshire, LN2 4PE

Highway and Lead Local Flood Authority Report

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

Recommendation: No Objections

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

Comments:

The proposal is for the replacement of existing 2 bay cricket practice nets with a new 3 bay facility, and it does not have an impact on the Public Highway or Surface Water Flood Risk.

Officer's Name: Justine Robson

Officer's Title: Senior Development Management Officer

Date: 13 September 2023

**CITY OF LINCOLN COUNCIL
DIRECTORATE OF DEVELOPMENT & ENVIRONMENTAL
SERVICES**

M E M O R A N D U M

TO: Development Team Development Control	FROM: Emma Credland – Environmental Health Officer
---	---

Planning Ref: 2023/0608/FUL

Date: 14 September 2023

at Lindum Sports Association Ltd St Giles Avenue, Lincoln, Lincolnshire, , LN2 4PE

Further to your consultation on the above application, I would confirm that I have no objections to the proposals in terms of contaminated land, air quality, noise or other environmental impact.

Regards

Emma Credland
Environmental Health Officer
Food, Health and Safety Team

31 Longdales Road Lincoln Lincolnshire LN2 2JR (Supports)

Comment submitted date: Wed 25 Oct 2023

I wish to express support to the application for the much needed replacement of the cricket nets on behalf of my family and I.

The nets are a vital part of a well used sports facility providing opportunities to residents of Lincoln and the wider area including an increasingly popular junior boys and girls cricket programme, the developing Lindum Ladies cricket team as well as the established men's teams.

The replacement of the nets is long overdue, the current nets are no longer safe and fit for purpose.

23 De Wint Avenue Lincoln Lincolnshire LN6 7HY (Supports)

Comment submitted date: Thu 19 Oct 2023

Lindum CC is one of the county's biggest cricket clubs in terms of membership and participation numbers.

They have made great strides in recent years to make the game accessible to all and have now got a fully-fledged Womens & Girls section - cricket isn't just for boys or men, it's for everyone and Lindum do a great job in promoting this message, helping all in the community to get active, stay active and socialise. It's a community club that offers so much to the people it serves, with physical, mental, social & personal benefits.

The growth of the club has resulted in the desire & demand for larger, better quality practice facilities. The old & worn current facility is no longer safe for all - the new facility is guaranteed to be, giving youngsters and women alike the confidence to train more and develop their skills.

The club is also working with the County Cricket Board to ensure more than just the club's members benefit from the new facilities - it has the potential to help & support elite young cricketers to achieve their dreams from all over the county. A centrally-located, top-quality facility like this one is much needed and can deliver so many benefits to the club and its community.

19 Sastangate house Rasen Lane lincoln LN1 3HE (Supports)

Comment submitted date: Thu 12 Oct 2023

Lindum cc need this new facility to carry on the fantastic work it does in the local community by encouraging people from all walks of life to join the club. The club is going from strength to strength to be the best it can be.

206 Nettleham Rd Lincoln LN24DH (Supports)

Comment submitted date: Wed 11 Oct 2023

Critical and much needed facility improvement to a much loved family based cricket club.

7 Lee Road Lincoln Lincolnshire LN2 4BJ (Supports)

Comment submitted date: Wed 11 Oct 2023

As a local resident, coach and user of the club, I see the hundreds of lives Lindum CC touches and supports. Moving forward with the times is a must and this project will help secure the club and all it's good for years to come.

2 The Orchard Willingham by Stow DN215JU (Supports)

Comment submitted date: Wed 11 Oct 2023

With myself and my son being a regular user of Lindum Cricket Club over the last 7 years I would like to strongly support this proposal.

The cricket ground is home to a thriving community club and the new facilities will only help support the sporting activities of both young and old, male and female members at the club, the local school and the wider local community.

The application would serve to improve on existing sporting facilities on open space without harming the character of the site and surrounding area. Given that the nets will be in a similar position to the exiting nets, it will also have minimal impact on neighbouring residential amenity.

31 Milman Road Lincoln Lincolnshire LN2 5LX (Supports)

Comment submitted date: Wed 11 Oct 2023

Fully support the replacement of new nets at lindum cricket club . Much needed and great for the community.

11 furnace close North hykeham Ln69zr (Supports)

Comment submitted date: Wed 11 Oct 2023

This will be a great benefit to the community with young and old having access to a facility in the heart of Lincoln.

177 Wragby Road Lincoln Lincolnshire LN2 4PS (Supports)

Comment submitted date: Wed 11 Oct 2023

The club is part of our community, they are supporting a ladies cricket team and my son plays there too, it's a fantastic club and new nets would transform practice for the ladies, juniors and senior teams.

Glebe Farm Bardney Lincoln LN3 5up (Supports)

Comment submitted date: Wed 11 Oct 2023

It will provide a great facility for local people especially youngsters to practise and play cricket. We have to do more to encourage youngsters to get outside and play sports for their own well being and mental and physical health. Playing a team sport is great for kids social skills and facilities like this will only encourage more to get involved in their local club. It looks a brilliant initiative and will be great for the local community.

47 Silver Street Branston Lincoln LN4 1LR (Supports)

Comment submitted date: Wed 11 Oct 2023

A wonderful club for adults and children alike, in the immediate community and beyond. This is a very necessary and beneficial development and one that will help many people become or remain active as we recover from the pandemic.

5 The Grove Lincoln LN2 1RG (Supports)

Comment submitted date: Wed 11 Oct 2023

Not Available

1a Stanley Street Lincoln LN58NG (Supports)

Comment submitted date: Wed 11 Oct 2023

This would be highly beneficial to the area. Providing a valuable resource for the area. The cricket club is used by all ages. From youth groups to senior teams. The current nets are getting dangerous to users with large holes. Having new nets would support all user for years to come. With a safe place to practice and hone their skills.

3 Thirsk Close MARKET RASEN LN8 3EB (Supports)

Comment submitted date: Wed 11 Oct 2023

This will be a fantastic facility within a thriving cricket club which Lincoln should be very proud of. This club not only has nurtured some incredible cricketers but it also binds together the local and wider community.

6 Cornus Close Lincoln LN4 1PH6 (Supports)

Comment submitted date: Wed 11 Oct 2023

I 100% support the erection of the new nets. As the parent of a very keen young cricket player I feel its vital this goes ahead, not only for the development of my daughter and her team, but all the children and adults alike who would hugely benefit from the use of this facility.

1 Hayfield Grove Weston Newark NG23 6SB (Supports)

Comment submitted date: Wed 11 Oct 2023

I am the Welfare and Safeguarding Officer of the Lindum Sports Association and their Insurance Director. I would just like to make the point that I am very much in favour of the proposed new Cricket Nets at the Lindum Sports Club. From Health & Safety and Safeguarding issues and for the protection of the users, particularly the local children from the Cricket Club and neighbouring school, the new nets would be a significant improvement on what has been there for the past 30 plus years. With the new arrangement having totally covered-in nets the chance of damage or injury to third party property or persons will be considerably reduced. This will be a major benefit to the local community as a whole. With this being a sports field the noise level should be no different, as it is situated very close to the hockey pitch, where noise levels already exist with no complaints.

1 < Belton Park Drive North Hykeham Lincoln LN69XW (Supports)

Comment submitted date: Tue 10 Oct 2023

I would like to offer my full support for the proposed cricket net facility at Lindum Cricket Club.

- The club is a huge community asset offering a valuable source of physical activity to a wide range the local community and beyond.
 - The club is developing and expanding, particularly with its junior and Women and Girls' sections and requires facilities that are fit for purpose and increased demand.
 - The proposed design for a fully enclosed net system offers a safe and secure system that will also be protected from unauthorised usage, offering protection not only to the facilities but to our near neighbours.
-

27A Nettleham Road Lincoln Lincolnshire LN2 1RQ (Supports)

Comment submitted date: Fri 29 Sep 2023

Having lived most of my life backing on to the Lindum sports ground with houses on Lee Road and then Mainwaring Road and now residing on Nettleham Road, playing junior cricket at the Lindum, I think this is a really important development for the club. For the size of the club the netting and practice area is simply too small. Practice nets are not a noisy affair in cricket, it's a bat hitting the ball and the odd bit of chat. I really can't see any issues surrounding this project and look forward to seeing it come to fruition.

2 Middletons Field Lincoln Lincolnshire LN2 1QP (Supports)

Comment submitted date: Wed 27 Sep 2023

I want to express my support for the new nets facility at Lindum Sports Association. The nets will provide excellent facilities for young people and adults to practice their sport and also come together as a community. Although an additional lane will be created, the proposal does not alter the existing configuration to a very great extent and will provide no additional interruption to residential neighbours of the sports facility.

49 Flaxley Road Lincoln Lincolnshire LN2 4GL (Supports)

Comment submitted date: Tue 26 Sep 2023

This is a fantastic project, much needed for the club's progress to be one of the leading provider of opportunities to get involved with sports in the community. The club has grown in popularity not only with the 5 senior men's teams, but also with a healthy junior membership across all ages and women's cricket.. the improved facilities will help the club immensely on this trajectory

9 Ancaster Avenue Lincoln Lincolnshire LN2 4AY (Supports)

Comment submitted date: Tue 26 Sep 2023

Having been part of this inclusive, welcoming club for over ten years, we have seen the benefit playing cricket has had on the development of our son both on and off the field. The existing net facilities have deteriorated over the years and are not fit for purpose. They now need replacing to cater for the growing club community including juniors and ladies cricket. Much work has gone into raising money for this new facility by the existing members and the local community. This will be a huge benefit for the future of the club.

11 Furnace Close North Hykehan Lincoln LN6 9ZR (Supports)

Comment submitted date: Tue 26 Sep 2023

Will provide a great facility for hundreds to use!

15 Market Rasen Road Dunholme Lincoln LN23QS (Supports)

Comment submitted date: Tue 26 Sep 2023

This new facility will support for many years to come in the provision of practice facilities that will benefit the club and the whole community. This facility will support young and aspiring cricketers, will help the development of the ladies game and it will also help to give the older cricketing members inspiration to keep fit! Fully in support of this development.

42 St Nicholas Street Lincoln Lincolnshire LN1 3EQ (Supports)

Comment submitted date: Tue 26 Sep 2023

A fantastic opportunity for the children of Lincoln to develop their cricket skills with the improvement of this already existing structure.

33 Stonefield Avenue Lincoln Lincolnshire LN2 1QL (Supports)

Comment submitted date: Tue 26 Sep 2023

I have been involved with the Lindum Cricket Club for 60 yrs. The nets being replaced are dangerous and not fit for purpose. They have been down for about 30 yrs and are so costly to repair each year. The life span of the facility is only 20 yrs. Without replacement the community facility would mean many juniors would not be able train safely in the sport at the club.

18 Laceby Street Lincoln Lincolnshire LN2 5NF (Supports)

Comment submitted date: Tue 26 Sep 2023

What a fantastic and positive step forward for such a vibrant community sports club. It is vital that we get behind the progression of such clubs that provide such fantastic opportunities for the local community of all ages, genders and abilities.

299 Burton Road Lincoln Lincolnshire LN1 3UP (Supports)

Comment submitted date: Tue 26 Sep 2023

Slight increase to the existing footprint of the existing training nets with a significant increase in the cricket clubs ability to provide a safe environment to allow juniors and adults to learn and enjoy the sport.

With over 200 playing members from the age of 6 to 72 Lindum wants to continue to provided high quality opportunities and facilities to develop cricket amongst the community.

The club is a conscientious neighbor and supporter to the local community and local causes and a key part of enabling this is the upgrade to the facilities.

Cleave House 1a Sewell Road Lincoln LN2 5RY (Supports)

Comment submitted date: Tue 26 Sep 2023

A fantastic opportunity to enhance the facilities at the Lindum. This is a sporting facility designed to enhance the offering for members and the wider community who enjoy and/or would like the opportunity to enjoy the game of cricket or learn the sport, people of all ages and gender. I fully support this planning application.

7 Victoria Terrace Lincoln Lincolnshire LN1 1HZ (Supports)

Comment submitted date: Tue 26 Sep 2023

An incredible community project to raise money for the funding of the net upgrade was carried out for a great club. It's an essential upgrade to keep a fantastic club moving onwards and upwards.

18 Laceby Street Lincoln Lincolnshire LN2 5NF (Supports)

Comment submitted date: Tue 26 Sep 2023

A fantastic idea which will provide crucial sporting opportunities for the local community.

42 Yarborough Crescent Lincoln Lincolnshire LN1 3LU (Supports)

Comment submitted date: Tue 26 Sep 2023

Will help to further develop the club and the players within the club and increased safety to those using these new nets

70 Hewson Road Lincoln Lincolnshire LN1 1RX (Supports)

Comment submitted date: Tue 26 Sep 2023

I am in full support of this application to enable the continued growth and development of playing members at Lindum CC of all age groups and abilities.

This application is to upgrade the existing facility already present on the grounds. It will be an amazing opportunity to grow the club and the game that we love.

12 Stocking Way (Supports)

Comment submitted date: Tue 26 Sep 2023

This Net project will bring the community together enhancing participation in sport across lincolnshire. I don't see why anyone would object to expanding of a project that is already there currently.

42 Yarborough Crescent Lincoln Lincolnshire LN1 3LU (Supports)

Comment submitted date: Thu 14 Sep 2023

As someone whose son has been a member of Lindum Cricket Club for over ten years I have seen the benefits he has experienced. Being part of an inclusive and supportive club has increased his life skills, seen him play county age group cricket and now follow a sports related degree at Leeds Beckett University.

The access he had to training facilities during his time at the club has been essential to his development. Also as a coach I recognise the importance of providing good quality, safe, and appropriate facilities. The cricket nets at Lindum are sadly old and tired and not fit for purpose as we see an increase in membership and increase in our Junior and Women and Girls playing members. I fully support the proposal for new net facility that will provide more opportunities for existing members and the wider community to access the benefits of physical activity.

A measure of the support that this project has both from member and those outside has been a crowdfunding campaign that as I write has exceeded £25 000 in just 8 weeks

Comment: Mrs Brenda Jones, 7 Auden Close, Lincoln.

I am writing to formally and in the strongest terms object to the application for planning permission about the moving of the Lindum cricket nets. You wrote to me to ask for feedback. I have been extremely upset about the letter and information you sent me and want to register my strong opposition to the current plans. [REDACTED]
[REDACTED]

The first time I knew about this proposal was when the chairman sent a letter to me and asked me to make a donation. As being a longtime supporter of the club I gave a donation.

I was very upset when I saw the proposal as it makes a big impact on my property that I have lived in for over 20 years. It will result in moving the nets across my back gate, making it impossible to use this gate that a previous owner got written and agreed permission to build.

This plan, as well as the major gate problem, also creates other issues. It has a significant impact on my property. I do not think any consideration has been given to me and my property.

I want to oppose this application and have listed my objections below.

The nets have increased in height and length and will further be obtrusive and impact my view from my back garden.

A stone brick wall at the back of my garden will be more difficult to maintain by the cricket club. The front of the wall is very unstable.

As I have already said, the result of the nets moving significantly, will make my back gate inaccessible. I have documentation from a previous owner that confirms that they asked for a gate to be built in the garden wall. This permission was given by the cricket club to build this gate.

The moving of the nets and bowlers end will mean a lot more noise. I have seen that the nets will be used all the year round and will mean even more noise from cricketers, bats and machines.

I think there are a number of different positions on the Lindum grounds that could have the nets built including close to the hockey pitch. These would not be so intrusive for any of the local residents.

In summary I would like you to say I am very upset about this proposal and hope that you will change it so that it does not affect my property to the extent it currently does.

Comment: Mr and Mrs Tressler
9 Auden Close
Lincoln

Formal objection to planning permission to extend and reposition cricket nets at Lindum Sports ground. Ref 2023/0608/FUL

We are writing to you regarding a consultation letter (ref 2023/0608/FUL) that was sent to our house - 9 Auden Close - to request feedback for a planning application. The proposal is for the repositioning and expansion of the cricket practise nets.

Firstly we would like to put on record our support for the upgrading of the nets. We responded to a formal letter from the Cricket Chairman requesting support by making a significant donation to the crowdfunding site.

We had talked to the ground staff about the proposal and they told us that to their knowledge the upgrade was to add an additional lane to the existing facility. It therefore came as a major surprise when we received the planning application as it involved the repositioning, reconfiguration and size increase for the proposed nets. As this new plan has a very significant impact on our property we are extremely disappointed that there has been no attempt by the cricket club to consult with the local residents on this proposal. The proposal is purely written to benefit the cricket club and no thought whatsoever has been given to the residents of 7 and 9 Auden Close.

We would therefore like to formally and strongly oppose the planning application but at the same time would like to offer possible alternatives to these plans.

The reasons for the objection are:

- The new nets have increased in height to 4m. The proposed position moves the structure by approx 14m nearer to the scoreboard and therefore will now be directly in front of our back garden. There is a historical dividing 1.2m stone brick wall at the back of our garden. The construction of this 4m high structure will effectively destroy the current outlook from our garden. The current outlook from our garden is of the city of Lincoln including the cathedral.
- The proposed location of this structure is very close to the back garden wall of both 7 and 9 Auden close. This proximity will make any gardening and maintenance extremely difficult if not impossible. The ground by the wall is uneven and unstable.
- We would also note that the structure will make the official garden gate from 7 Auden Close very difficult , if not impossible, to access. [REDACTED]

- The moving of the nets and re location / switching of the bowling end will result in a major increase in noise associated with Cricketers and associated equipment (including electric bowling machines) for our property. The three bowling lanes will be next to our back garden and very close to our bungalow.
- The current nets are not heavily utilised and therefore we question the need to build an additional third lane.
- The proposal states that it is the intention to use the new nets throughout the whole year. This would result in the noise and environmental impacts being far in excess of current use. There is no stated provision for flood lighting and it is a major concern that this may be part of a future proposal and would again impact our property adversely.
- We currently have limited access for tree trimming on our property from the cricket field side due to the level of rubbish and redundant equipment placed by the wall. This practise of using this area as a dumping ground may become worse with the current proposal and make maintenance and repair difficult to achieve.

As stated previously we believe there are a number of alternative solutions to the positioning of the new nets that would meet both the objectives of the cricket club and the needs of the local residents.

We have listed our initial thoughts on the alternatives below but believe these are not totally inclusive.

- The extended nets could be built utilising the existing site. There could be room to the side of the current nets to extend the facilities footprint, as per the proposal, by the required additional length and width.
- If, for some reason, further width is deemed to be required then this could be created by the removing of the storage space within the current hockey pitch enclosure. This would create 3m of additional width to accommodate the new nets providing good clearance between the hockey pitch and bowling nets. The storage of the hockey goal nets could easily be accommodated in the opposite end of the pitch towards the Wragby road or elsewhere near to the hockey pitch.
- Alter the nets proposal from 3 nets to maintain the current 2 nets as current utilisation does not

appear to justify adding an additional lane.

- The nets could potentially be reallocated to a different part of the Lindum site.
- There is space to the area behind or to the side of the hockey pitch. This area already has the tall hockey enclosure fences that are floodlit.
- The current site plan gives the very misleading impression that the site is fully utilised with football and rugby pitches. Over the last few years most of these areas have either not been used or had limited use. In the past year the only area that has been marked out that is on the site layout is a practice football pitch between the hockey enclosure and cricket square.
- There are potentially a number of alternative areas within the Lindum site that could easily accommodate the nets that would have little or no impact on residents.

In our opinion there are much better solutions to meet both the cricket club and residents needs. The current position of the nets could be utilised and if necessary extended. We have made suggestions on how additional width could be created if this is deemed necessary. An alternative and potentially better solution is to build the new nets close to the hockey enclosure. There are also potentially other solutions elsewhere on the site. These would enable Lindum cricket club to achieve their aim of creating an enhanced net practise area and have very limited impact on residents.

We would very much welcome any feedback regarding our major concerns and deep worries regarding this proposal.

We would like to reiterate that we are supportive of upgrading the nets but we are strongly opposed to the current plan due to the impact of additional noise, detriment to the environment and privacy. The proposal makes great play on how the club is ensuring the players have the optimum conditions for practise. They have unfortunately given no consideration on the significant and major daily impacts to the local residents, especially those on 7 and 9 Auden Close.

Best regards,
Nick and Helen Tressler

1

of Ruden blow

LINCOLN

LN2 4B5

LN2 4B5

Dear Sir. Planning Permission
I am writing to formally object to the above
planning permission about the moving of the cricket
nets. You wrote to me to ask for feedback. I have been
very upset about the letter and information you sent me
to ask for feedback & want to register my strong
opposition to the current plans [REDACTED] (hence
the scribble!!) & my friend Elaine has helped me with this letter.

The first time I knew about the proposal was when
the chairman sent a letter to me & asked me to make a declaration.
As a long time supporter of the club I gave (as always!!)
a declaration.

I was very upset when I saw the proposal as it makes
a very big impact on my property that I have lived in for over
20 years. It will result in moving the nets across my back gate,
making it impossible to use this gate that the previous owners
got a agreed permission to build.

This plan as well as the major gate problem also creates
other issues. It has a significant impact on my property. I

(2)
do not think any consideration has been given to me and my property.

I want to oppose this application & have high lighted my objection below

The nets have increased in height & length & will further be obtrusive & impact my view from my back garden plus the continuing noise of bat against ball.

A stone brick wall at the back of my garden will be more difficult to maintain by the cricket club. The iron of the wall is very unstable

As I have already said, the results of the nets moving significantly will make my back gate inaccessible. I have documentation from a previous owner that confirms that they asked for a gate to be built in the garden wall. Permission was given by the cricket club to build this gate.

The moving of the nets and bowlers end will mean noise. I have seen that the nets will be used all the year round & will mean even more noise from cricketers bats & machines

I think there are a number of sites on the Fincham ground that could have the nets built including ^{close} to the hockey pitch. These would not be intrusive of the local residents

In conclusion I would like you to say I am

Comments for Planning Application 2023/0608/FUL

Application Summary

Application Number: 2023/0608/FUL

Address: Lindum Sports Association Ltd St Giles Avenue Lincoln Lincolnshire LN2 4PE

Proposal: Replacement of existing 2 bay cricket practice nets with a new 3 bay facility

Case Officer: null

Customer Details

Name: Not Available

Address: 7 Auden Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Mrs Brenda Jones, 7 Auden Close, Lincoln.

I am writing to formally and in the strongest terms object to the application for planning permission about the moving of the Lindum cricket nets. You wrote to me to ask for feedback. I have been extremely upset about the letter and information you sent me and want to register my strong opposition to the current plans. I am elderly lady and my friend Elaine has helped me write this letter.

The first time I knew about this proposal was when the chairman sent a letter to me and asked me to make a donation. As being a longtime supporter of the club I gave a donation.

I was very upset when I saw the proposal as it makes a big impact on my property that I have lived in for over 20 years. It will result in moving the nets across my back gate, making it impossible to use this gate that a previous owner got written and agreed permission to build.

This plan, as well as the major gate problem, also creates other issues. It has a significant impact on my property. I do not think any consideration has been given to me and my property.

I want to oppose this application and have listed my objections below.

The nets have increased in height and length and will further be obtrusive and impact my view from my back garden.

A stone brick wall at the back of my garden will be more difficult to maintain by the cricket club. The front of the wall is very unstable.

As I have already said, the result of the nets moving significantly, will make my back gate inaccessible. I have documentation from a previous owner that confirms that they asked for a gate to be built in the garden wall. This permission was given by the cricket club to build this gate.

The moving of the nets and bowlers end will mean a lot more noise. I have seen that the nets will be used all the year round and will mean even more noise from cricketers, bats and machines.

I think there are a number of different positions on the Lindum grounds that could have the nets built including close to the hockey pitch. These would not be so intrusive for any of the local residents.

In summary I would like you to say I am very upset about this proposal and hope that you will change it so that it does not affect my property to the extent it currently does.

Mrs Brenda Jones
7 Auden Close
Lincoln

Application Number:	2023/0217/FUL
Site Address:	41 Yarborough Road, Lincoln, Lincolnshire
Target Date:	30th November 2023
Agent Name:	LK2 Architects Ltd
Applicant Name:	Mrs Mary Lindsay
Proposal:	Erection of 1 dwelling (Revised Plans).

Background - Site Location and Description

The application site previously formed the garden land of No. 41 Yarborough Road although the application creates a separate plot and proposes to erect a new dwelling fronting Victoria Passage.

To the south of the application site are a row of terraced properties fronting Victoria Terrace. To the east fronting Victoria Passage is Victoria Cottage and further east The Stable Block. Victoria Cottage is of single storey scale with rooms within the roof-space whilst The Stable Block is a two storey dwelling; they were granted planning permission under applications 99/646/F and LA16/0018/95. To the north is Victoria Passage a partly adopted road, running from Alexandra Terrace to Victoria Street. To the west is 41-47 Yarborough Road, a row of terraced properties.

The proposal has been subject to pre application advice and further officer discussions during the application process which has resulted in revised drawings. The original proposal was for 2-two bedrooomed semi-detached properties of two storey scale which has been revised to a single detached house with 4 bedrooms over two floors although the scale of the proposal has been reduced so that the second floor would be within the roof space.

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

Site History

No relevant site history.

Case Officer Site Visit

Various dates, most recently 9th October 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 S7: Reducing Energy Consumption - Residential Development
- Policy S12: Water Efficiency and Sustainable Water Management
- Policy NS18: Electric Vehicle Charging
- Policy S21: Flood Risk and Water Resources
- Policy S53: Design and Amenity
- Policy S57: The Historic Environment

Issues

- National and Local Planning Policy
- The principle of the development
- Impact on Visual Amenity
- Impact on Residential amenity
- Highways
- Trees
- Land stability
- Contamination
- Energy Efficiency
- Archaeology
- Drainage

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

Public Consultation Responses

Name	Address
Mr Paul Read	Wood Sorrel Cottage Wood Lane West Markham Newark NG220GX
Mr Jonathan leet	10 Longdales Road Lincoln Lincolnshire LN2 2JU
Mrs Amanda Dow	25 Westcliffe Street Lincoln Lincolnshire LN1 3TZ
Mr Tom Mason	2 Avenue Terrace Lincoln LN1 1JB

Hollie Read	Victoria Cottage Victoria Passage Lincoln Lincolnshire LN1 1JD
Mr David Kemp	49 Yarborough Road Lincoln Lincolnshire LN1 1HS
Ms Rachel Sanders	Marleston Lane Newark NG24 3WD
Mrs Alice Hodgins	Roxby House Moor Road North Owersby Market Rasen LN8 3PR
Miss Anna Wheeler	6 Avenue Terrace Lincoln Lincolnshire LN1 1JB
Mr. And Mrs. Lee	81 Alexandra Terrace Lincoln Lincolnshire LN1 1JF
Mr Paul Read	Wood Sorrel Cottage Wood Lane Newark NG22 0GX
Mr Trimmer	
Stewart Russel	3 Victoria Place Lincoln Lincolnshire LN1 1JA
Mrs Joanne Emerson	59 Alexandra Terrace Lincoln Lincolnshire LN1 1JF
Bev Shaw	Alexandra Terrace

Conan Emerson	59 Alexandra Terrace Lincoln Lincolnshire LN1 1JF
Mr Harry Bannister	14 Alexandra Terrace Lincoln Lincolnshire LN1 1JE
Phil Robinson	28 Alexandra Terrace Lincoln Lincolnshire LN1 1JE
Mrs Jessica Cook	40 Alexandra Terrace Lincoln Lincolnshire LN1 1JE
	46 Alexandra Terrace Lincoln Lincolnshire LN1 1JE
Gavin Street	38 Alexandra Terrace Lincoln Lincolnshire LN1 1JE
Jackson Nagee	34 Alexandra Terrace Lincoln Lincolnshire LN1 1JE
Mr Gavin Street	38 Alexandra Terrace Lincoln LN11JE
Mrs Karen Read	97 Village Court Newcastle NE26 3QB
Mrs Karen Read	97 Village Court Whitley Bay Tyne & Wear NE26 3QB
Miss Kathryn Holbrook	41 Victoria Street Lincoln Lincolnshire LN1 1HY

Mrs Rosemarie Ritchie	68 Alexandra Terrace Lincoln Lincolnshire LN1 1JE
Mr Yanjing RAO	42 Alexandra Terrace Lincoln Lincolnshire LN1 1JE
Ms Ruth Knight	14 Kingsley Street Lincoln Lincolnshire LN1 3JN
David And Janet Forward	
D. J. Howes	25 Victoria Street Lincoln Lincolnshire LN1 1HY
Mr Jonathan Fleet	10 Longdales Road Lincoln Lincolnshire LN2 2JU
James Bellamy	Apartment 4 The Old Printers Hampton Street Lincoln Lincolnshire LN1 1LG
Beatrice Kelly	79 Alexandra Terrace Lincoln Lincolnshire LN1 1JF
Rose Kelly	12 Neile Close Lincoln Lincolnshire LN2 4RT
Jamie Hawker	77 Alexandra Terrace Lincoln Lincolnshire LN1 1JF

Heike Ibbotson	34 Alexandra Terrace Lincoln Lincolnshire LN1 1JE
Thomas Doherty	1 Victoria Passage Lincoln Lincolnshire LN1 1JD
Mrs Paula and Julie Gilmore and Dawes	46 Alexandra Terrace Lincoln Lincolnshire LN1 1JE
Gary Cook	34 Long Leys Road Lincoln Lincolnshire LN1 1DP
Dan McCaughern	30 Victoria Street Lincoln Lincolnshire LN1 1HY
Jacqueline McCaughern	30 Victoria Street Lincoln Lincolnshire LN1 1HY
Mr Matthew Lewis	41 Victoria Street West Parade Lincoln LN1 1HY
Lucy Collacott	
Mr Jackson Nagee	34 Alexandra Terrace Lincoln LN1 1JE
Mr Tom Rudkin	Marleston Lane Newark NG24 3WD
Mrs Paula Gilmore	46 Alexandra Terrace Lincoln LN1 1JE

Representations

All representations are included on the agenda in full. Comments have been received as part of the application process and issues/concerns raised include: impacts on overlooking, overshadowing, scale and mass of proposed dwelling, noise and disturbance from construction along with other constructions in the area, drainage, land stability, loss of

trees, traffic, parking and access issues.

Consideration

Planning Policy and the Principle of Development

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.

Supporting the application would also be in accordance with Central Lincoln Local Plan (CLLP) Policy S3 which supports housing development within the Lincoln Urban Area in principle. The development is within an existing residential area and previous developments have been granted and indeed built out elsewhere on Victoria Passage. In principle a new dwelling in this location is acceptable.

The original proposal was for a pair of semi-detached houses. Officers have worked with the architect to revise the proposal and the following changes have been secured to the scheme along with further supporting documents including:

- To reduce the proposal to a single dwelling,
- To reduce the scale of the scheme to a single storey scale (with rooms in the roof), reducing the overlooking impact on properties to the south
- To add energy efficient credentials to the proposal
- To add additional landscaping to the garden

Additional supporting documents have been submitted including:

- Submission of a Construction Management Plan (CMP)
- Submission of an Archaeological Desk Based Assessment
- Submission of a Structural Report
- Submission of drainage information

Impact on Visual Amenity

The site is within an unallocated area within the CLLP although it is located between residential properties. Whilst the site is currently garden land of a property on Yarborough Road, the new property would front and be accessed from Victoria Passage. The character is varied along Victoria Passage, with the main residential properties being Victoria Cottage and The Stable Block to the east, both built in the last 30 years. The road also serves the rear of properties of Alexandra Terrace, many of whom use the access to park within the rear of their properties.

The orientation of the dwelling would reflect that of the neighbouring property and have its access from Victoria Passage with garden land to the rear. The original scale of the development when measured from the Victoria Passage elevation was approximately 7.3 metres high although the proposal, as revised would be approximately 6.3 metres to the ridge. At eaves height, the proposal would be 3 metres high whereas the original was 4.3 metres. In its revised form the building now more closely takes account of the scale of the neighbouring property to the east, Victoria Cottage.

The scale of the building is single storey when viewed from Victoria Passage, with further accommodation in the roof space which would be served with roof lights.

In relation to the site in section form, the proposed building would be positioned lower than those on Alexandra Terrace but higher than those to the south on Victoria Terrace, which is to be expected as the levels slope down towards the north-west. The scale has been reduced from the original proposal and whilst the dwelling would be approximately 1 metre higher than the neighbouring property Victoria Cottage, the scale is now considered appropriate within its context. In terms of its massing, the proposal would result in a single dwelling with a slightly larger footprint than the original proposal for two dwellings; this is due to the overall height being reduced. Despite this, appropriate separation from neighbouring properties has been afforded in the revisions. The plot is not as deep as those developed at Victoria Cottage or The Stable Block although it is almost double the width. Taking this into account, it is considered that the dwelling as proposed, would sit comfortably on the plot. Officers do not consider that the dwelling would appear unduly dominant or out of context, particularly given the previously constructed dwellings on Victoria Passage.

The property would front Victoria Passage with its front door positioned on this elevation as well as other ground floor windows. The design would be a simple format with a gabled roof structure with roof lights on the front and rear elevations. The materials would be red brick with a tiled roof and eaves detailing reflecting other properties built in the area. The rear elevation would contain larger openings into the rear garden.

Taking account of the reduced scale, officers are satisfied the property would assimilate into the surroundings and would not have a harmful visual impact, in turn the proposal would be in line with Policy S53 of the Central Lincolnshire Local Plan.

Residential Amenity

The proposed property would be positioned north of the adjacent row of terraces fronting Victoria Terrace. Originally the pair of two storey properties had their first floor rear bedroom windows facing the properties to the rear, although given officer concerns, the first floor of the single property is now served by velux rooflights which removes this direct overlooking relationship. With regard to windows at ground floor, whilst the property would be positioned higher than the those on Victoria Terrace, the separation would be approximately 19 metres between the windows in the development and the two storey rear elevations of the Victoria Terrace properties. At this distance and given the difference in level and the proposed 1.8 metre high boundary treatment, it is not considered direct overlooking would be unduly harmful.

A patio area is proposed at the same level as the finished floor level of the new property which would then step down into the main rear garden. The patio area would be positioned on the boundary with No. 41 Yarborough Road, currently within the applicant's ownership. Given the differing land levels and the boundary treatments proposed for the rear and side boundaries, it is not considered that overlooking from the patio area would be unduly harmful to the rear gardens of the properties on Victoria Terrace nor No. 41 Yarborough Road. Whilst it would be positioned at a higher level than the patio of Victoria Cottage, the patio area would be 18 metres from the boundary with Victoria Cottage. Given the separation distance and the 1.8 metre high boundary treatment, it is considered that the privacy of the occupants of Victoria Cottage would not be unduly impacted upon by the

proposed development.

Given the position and height of the proposed dwelling, it is also considered that the property would be of a scale that would not cause harm to any neighbouring properties through loss of light or appear overbearing. However, to ensure that alterations are not made to the property in the future which may impact on amenity, officers propose to remove permitted development rights to the property meaning that any future alterations would require planning permission.

With regard to the impact on the properties on the opposite side of Victoria Passage, these properties front Alexandra Terrace with the rear of the dwellings being in excess of 20 metres from the application site. It is therefore considered that the proposal would not impact on these properties through loss of amenity.

The City Council's Pollution Control Officer has recommended conditions restricting the construction and delivery hours. Whilst it is inevitable, as with all development, that the construction period will temporarily increase noise and disturbance on the site as well as increased traffic, this condition should be applied to any grant of permission to help limit any potential impact to adjacent premises during construction.

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

Highways

The application site would contain an area to allow for off street parking. The site is also sustainably located with good access to sustainable transport methods and within walking distance to the City Centre. Victoria Passage is partly adopted by the highway authority. The road in front of the application site moving east to Victoria Street is adopted. The access is single carriageway which is used for access to properties fronting Victoria Passage as well as the properties on Alexandra Terrace who use it to access the rear of their properties for parking. The road is in a poor state in parts and many neighbour objections relate to concerns regarding the increased usage of the road by construction traffic and future home owners. The application is considered against the NPPF where development should only be refused on highway safety grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. Given the road is existing and serves existing dwellings on Victoria Passage, it is not considered that the increased traffic caused by the additional dwelling would be unacceptable to highway safety nor would the residual cumulative impact on the road network be severe.

A construction management plan has been submitted indicating how the site would be set out during construction, showing a materials storage area and site parking. Swept path analysis have shown how a 3.5 tonne van would enter and leave the site via Victoria Passage/Alexandra Terrace. The highway authority has considered all of the information submitted with the application and has raised no objections to the proposal subject to a condition that the development proceeds in accordance with the submitted Construction Management Plan.

It will be the responsibility of the site manager/owner to ensure deliveries are made to the

site without blocking existing neighbouring driveways and without damaging the access road or 3rd party property or land whilst accessing the site.

The City Council's Pollution Control Officer has requested a condition to require details of an electric vehicle charging point to be submitted for approval and for the unit to be installed before development is first occupied in accordance with Policy NS18. An electric vehicle charging point per dwelling is now required via Building Regulations therefore has not been included as a condition on the application. It is considered that the development would promote the use of sustainable modes of transport for users of the site and would not have a severe impact on the transport network in accordance with paragraph 111 of the NPPF.

Trees

It has been stated by various representations that the land was cleared of shrubs and trees prior to the submission of the application. The site is not within a conservation area nor were any of the trees on site protected therefore the applicant was within their rights to do so. However, a detailed landscaping scheme has been submitted with the application to incorporate replanting of some new trees and shrubs into the rear garden.

With regard to Biodiversity Net Gain, the new local plan contains Policy S61 which requires all qualifying development to achieve at least 10% biodiversity net gain. The new policy was adopted in April 2023, which echoes the government's national mandatory biodiversity net gain requirement which is due to be brought into force in April 2024. As detailed previously within the report, the application was submitted before the new policy was adopted and is therefore within the policy transition period. Whilst a landscaping scheme has been submitted and shall be required to be implemented via condition to ensure there is some mitigation for the loss of trees/vegetation by the proposal, 10% net gain is not required and has not been sought in this case.

Land Stability

Paragraph 183 of the NPPF states that "*Planning policies and decisions should ensure that, a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. Adequate site investigation information, prepared by a competent person, is available to inform these assessments... Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.*"

The site is in an area where slope stability is a consideration given the steep changes in land level. Officers therefore requested a slope stability report. An assessment has been submitted by a structural engineer following borehole samples being undertaken at the site. Recommendations are made within the report for the depth of trench foundations as well as retaining walls. Officers consider the assessment has been made by a suitably qualified person and having taken the advice of Building Control Officers, the planning authority are satisfied the assessment contains the relevant information to ensure development can be successfully achieved.

A condition is proposed to ensure the development proceeds in accordance with the structural engineer's designs to give the planning authority comfort that, structurally, the property can be built and the requirements of the NPPF are satisfied.

Contaminated Land

The City Council's Contaminated Land Officer has advised that a condition should be attached to any grant of permission to ensure that any unexpected contamination is reported to the Local Planning Authority. This is to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and appropriately dealt with where necessary.

Energy Efficiency

The new local plan includes policies relating to energy efficiency and requires the submission of an energy statement and energy checklist to show compliance with the new policies.

An Energy Statement has been submitted with the application demonstrating that the development accords with Policies S6 and S7. The application incorporates air source heat pumps for space heating and hot water, whilst a south facing 5.8kw PV system is specified for the proposed dwelling along with battery storage. The energy statement concludes that:

- The predicted dwellings CO2 emissions equate to -62.58kg/year which confirms the dwelling as carbon negative.
- The predicted dwelling achieves a 105.14% CO2 improvement over Building Regulations 2021.
- The predicted dwellings space heating equates to 13.79 kWh/m² significantly improving on the 15-20 kWh/m²/yr target of the City of Lincoln Council Policy S7.
- The predicted dwelling generates 4955.84 kWh/year from a 5.8kWp Photovoltaic system which is in excess of the buildings regulated energy demand of 3939.11kWh/year.

Subject to conditions that the details within the energy statement are incorporated and verified, the scheme is wholly in accordance with Policy S6/7 of the Central Lincolnshire Local Plan.

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

Archaeology

An Archaeological desk based assessment was submitted with the application, however the findings concluded that there is a low/negligible potential for archaeological remains to be present on the site, and as such no further work is required. The City Archaeologist has considered the assessment and concurred with its findings and therefore no further work would be required in accordance with Policy S57 of the Central Lincolnshire Local Plan.

Drainage

A drainage layout has been submitted with the application showing how surface water and foul drainage will be dealt with. Surface water would be taken away from the site through an existing storm water pipe to the west, subject to a CCTV survey to confirm its suitability. Furthermore, a stormwater attenuation tank would be proposed within the rear garden of the site to ensure it can deal with surface water of a 100 year +40% climate change critical

storm event.

Further information was requested by the Lead Local Flood Authority (LLFA) as to how surface water will be dealt with during construction and the Construction Management Plan has been updated to state that the attenuation tank and a temporary soakaway area would be utilised to collect the rainwater during construction. The temporary soakaway area will then be replaced with permeable paving following completion of the dwelling. The LLFA have reviewed the revised CMP and have raised no objections to this approach.

Anglian Water have not commented on the application in its revised form although it is considered that Anglian Water would need to agree any new connections to foul drains and would need to ensure sufficient capacity in the system at this point.

The proposed drainage methods are appropriate and are in accordance with Policy S21 of the CLLP.

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

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The dwelling in its revised form would relate well to the site and surroundings, particularly in relation to siting, height, scale, massing and design. Technical matters are to the satisfaction of the relevant consultees and can be dealt with where required by condition. The proposals would therefore be in accordance with the requirements of CLLP Policies and the NPPF.

Application Determined within Target Date

Yes – with extension of time.

Recommendation

That the application is granted conditionally

Conditions:

- Boundary wall
- Materials

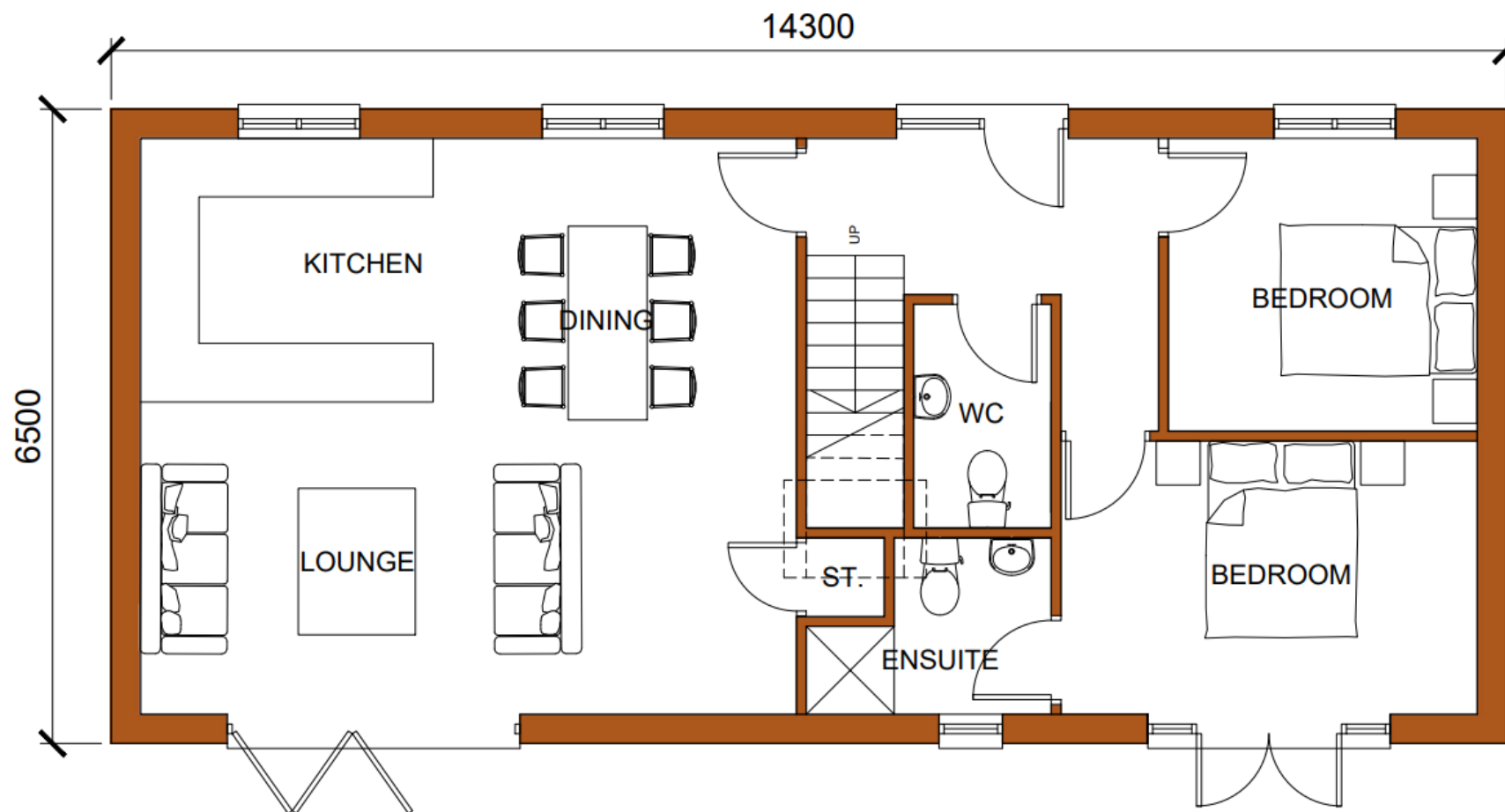
- Landscaping scheme to be implemented as drawing
- Permitted development removed
- Hours of work
- Unexpected contamination
- C3 use
- Development to proceed in accordance with Construction management plan
- Energy efficiency measures incorporated and verified
- Water efficiency measures to be incorporated
- In accordance with submitted drainage plan
- In accordance with submitted structural report

This page is intentionally blank.

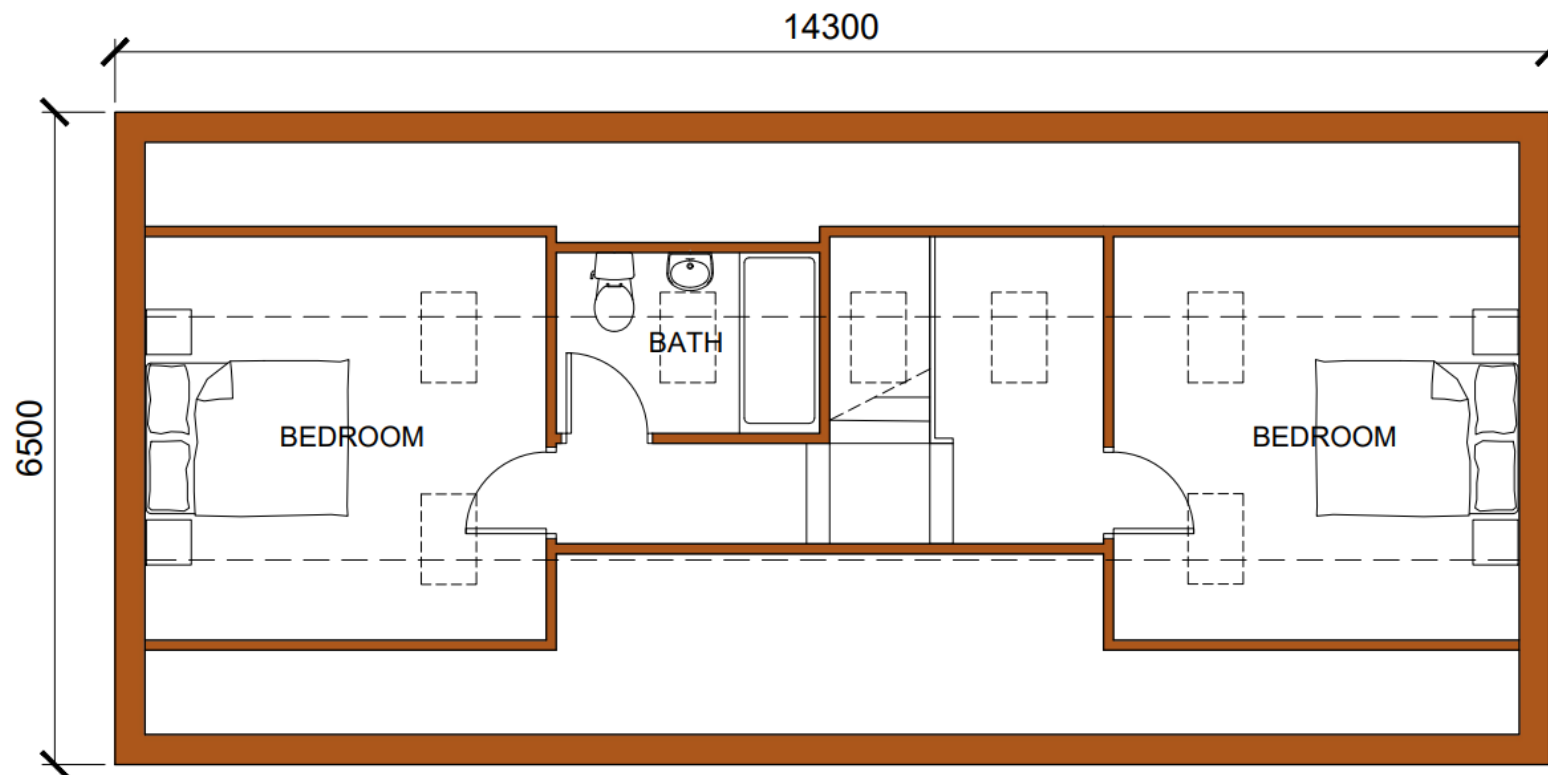
Revised Drawings



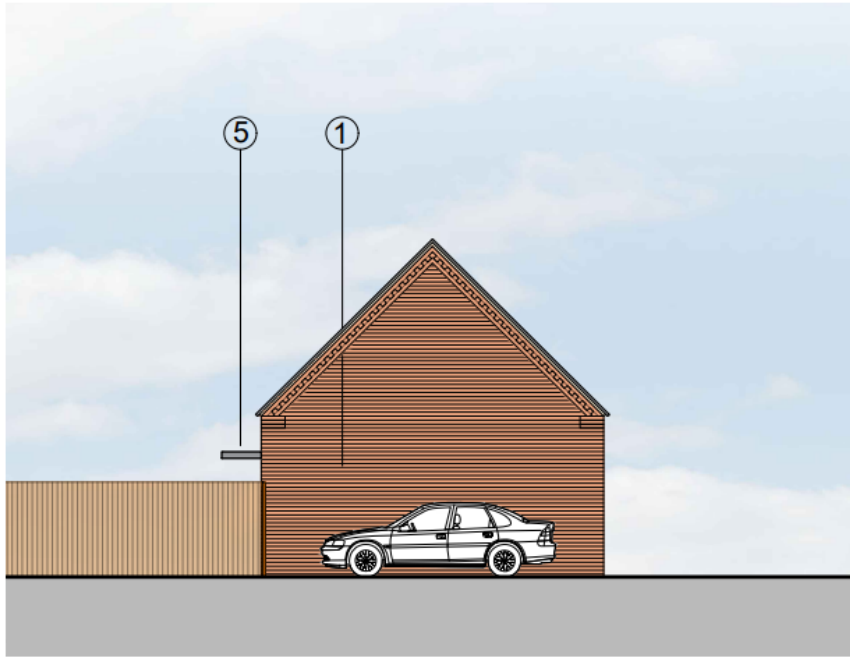
105



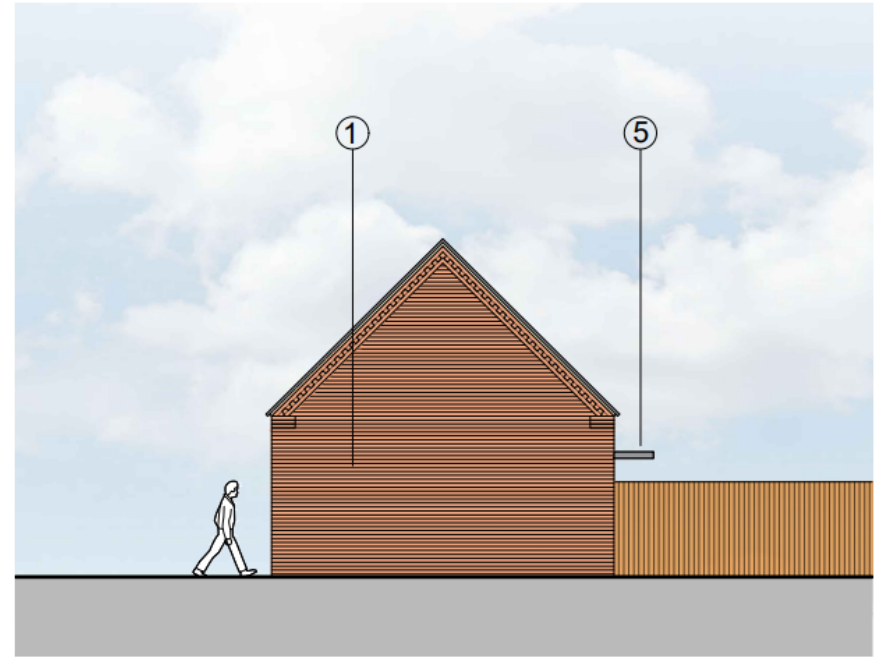
GROUND FLOOR PLAN
(1:50)



FIRST FLOOR PLAN
(1:50)



EAST (SIDE) ELEVATION
(1:100)



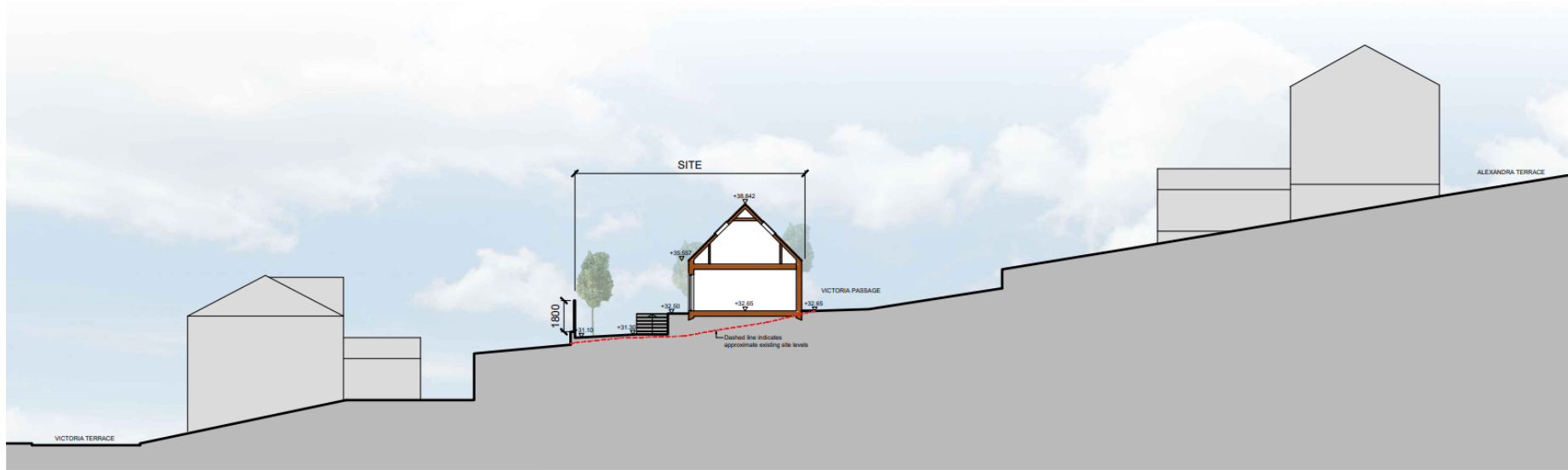
WEST (SIDE) ELEVATION
(1:100)



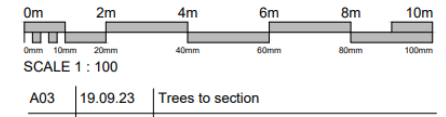
NORTH (FRONT) ELEVATION
(1:100)



SOUTH (REAR) ELEVATION
(1:100)

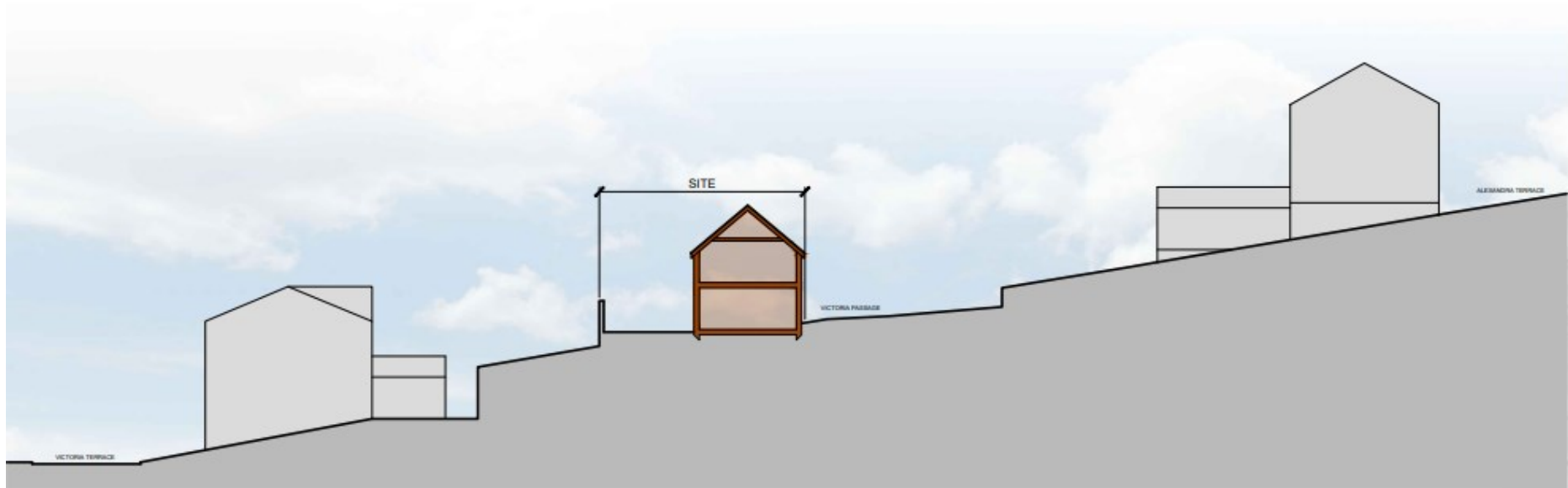


GENERIC SITE SECTION
(1:200)

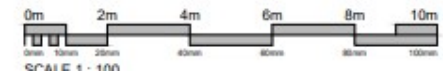


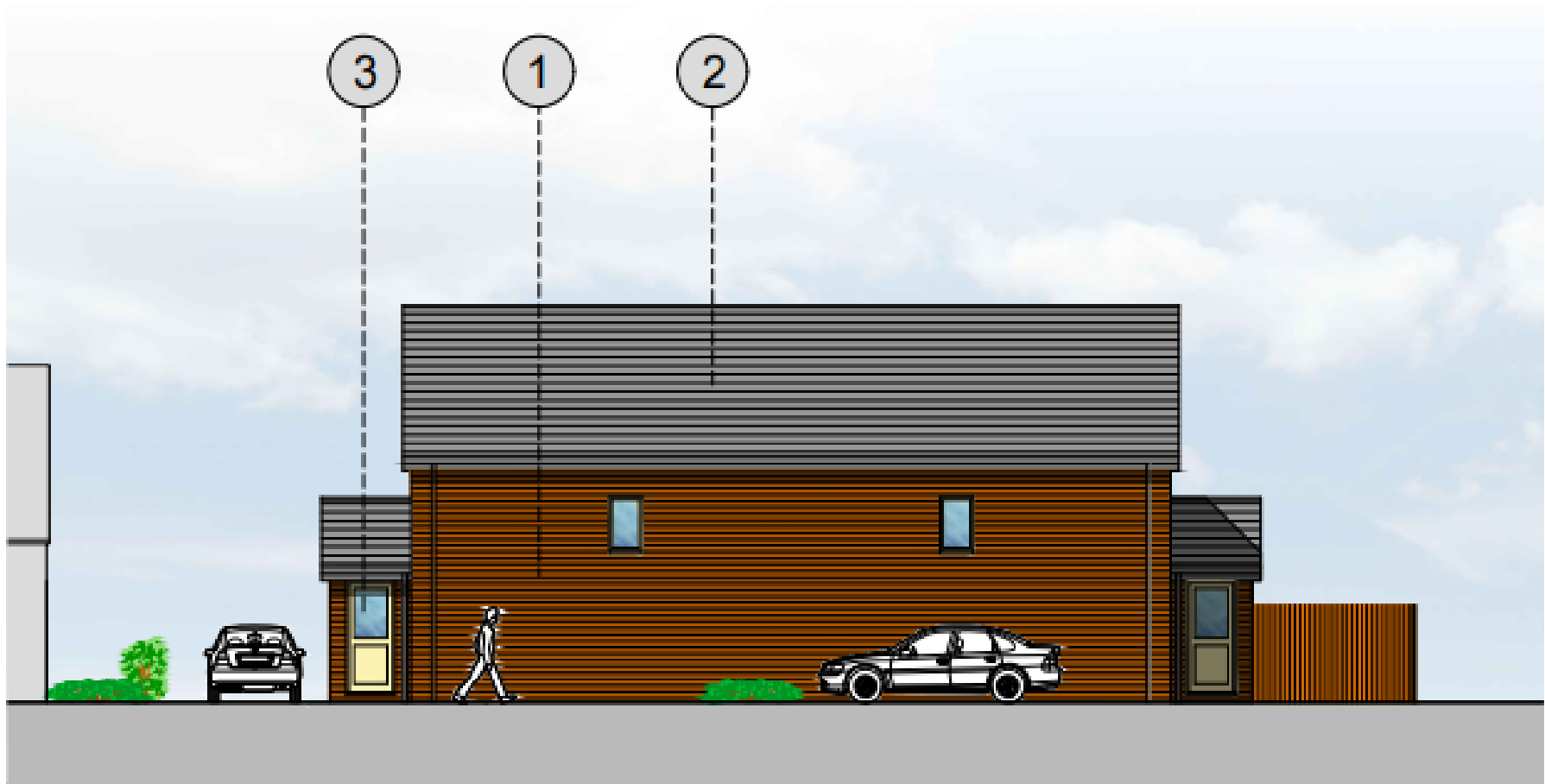
Previous Drawings

111



SITE SECTION
1:200

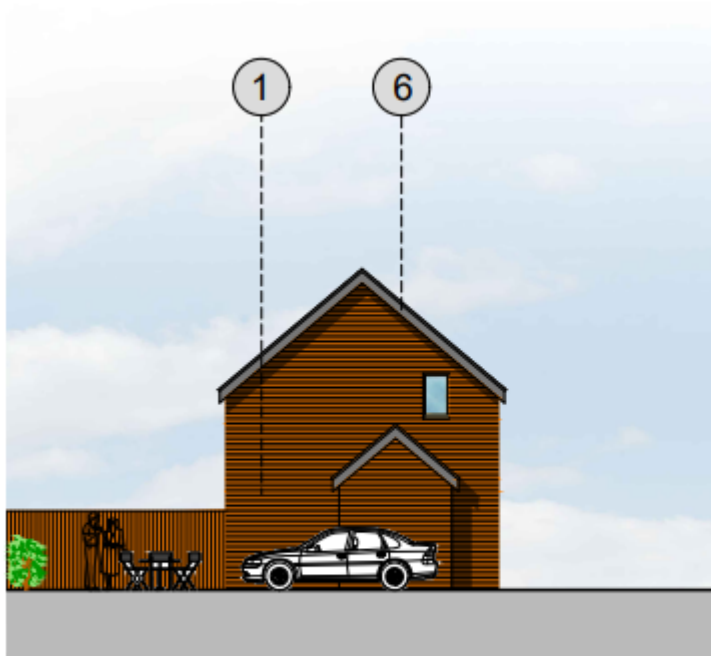




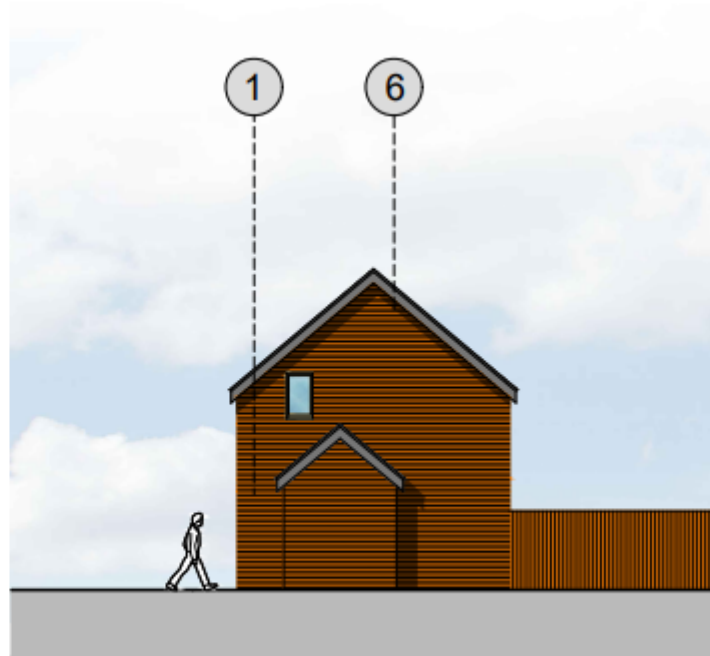
NORTH (FRONT) ELEVATION



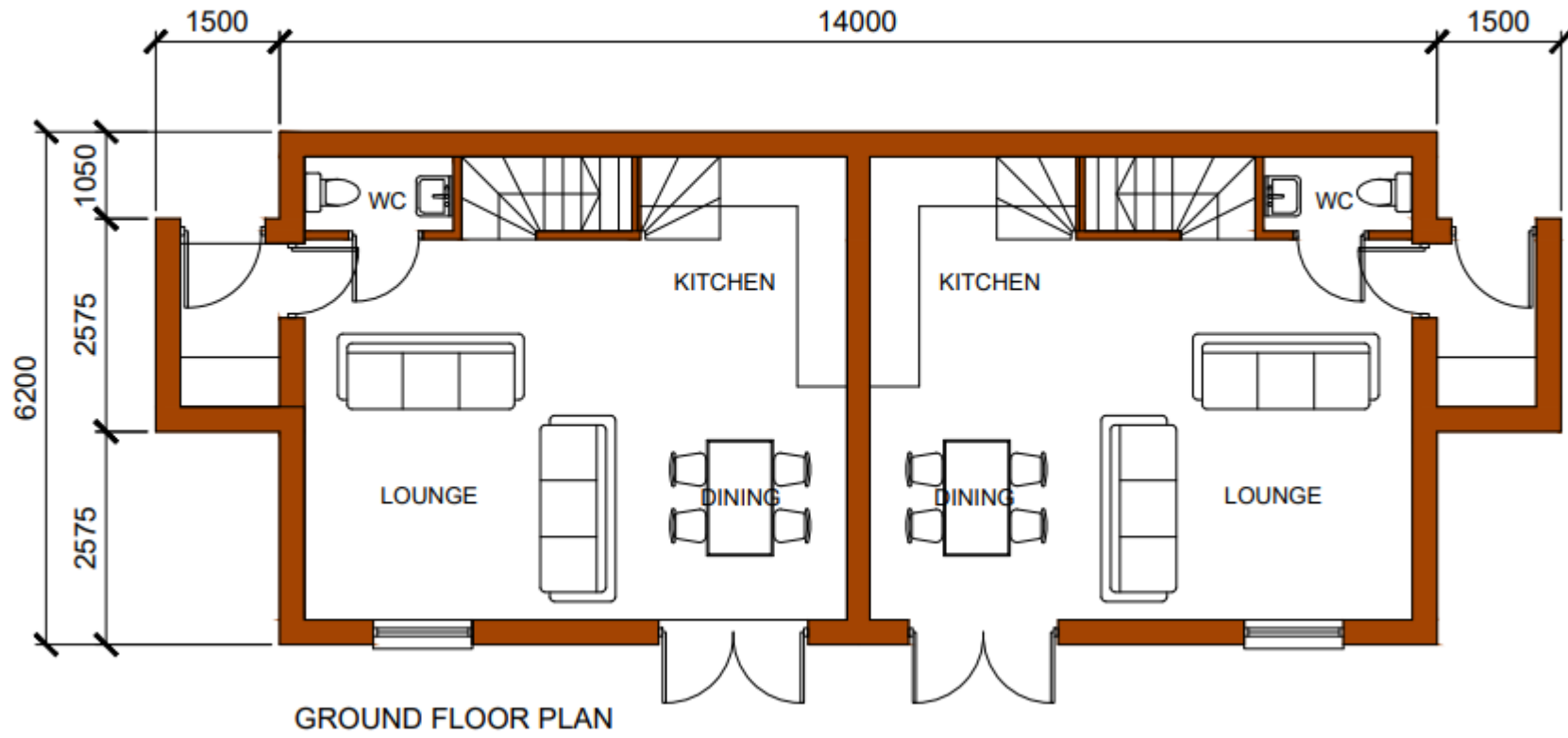
SOUTH (REAR) ELEVATION

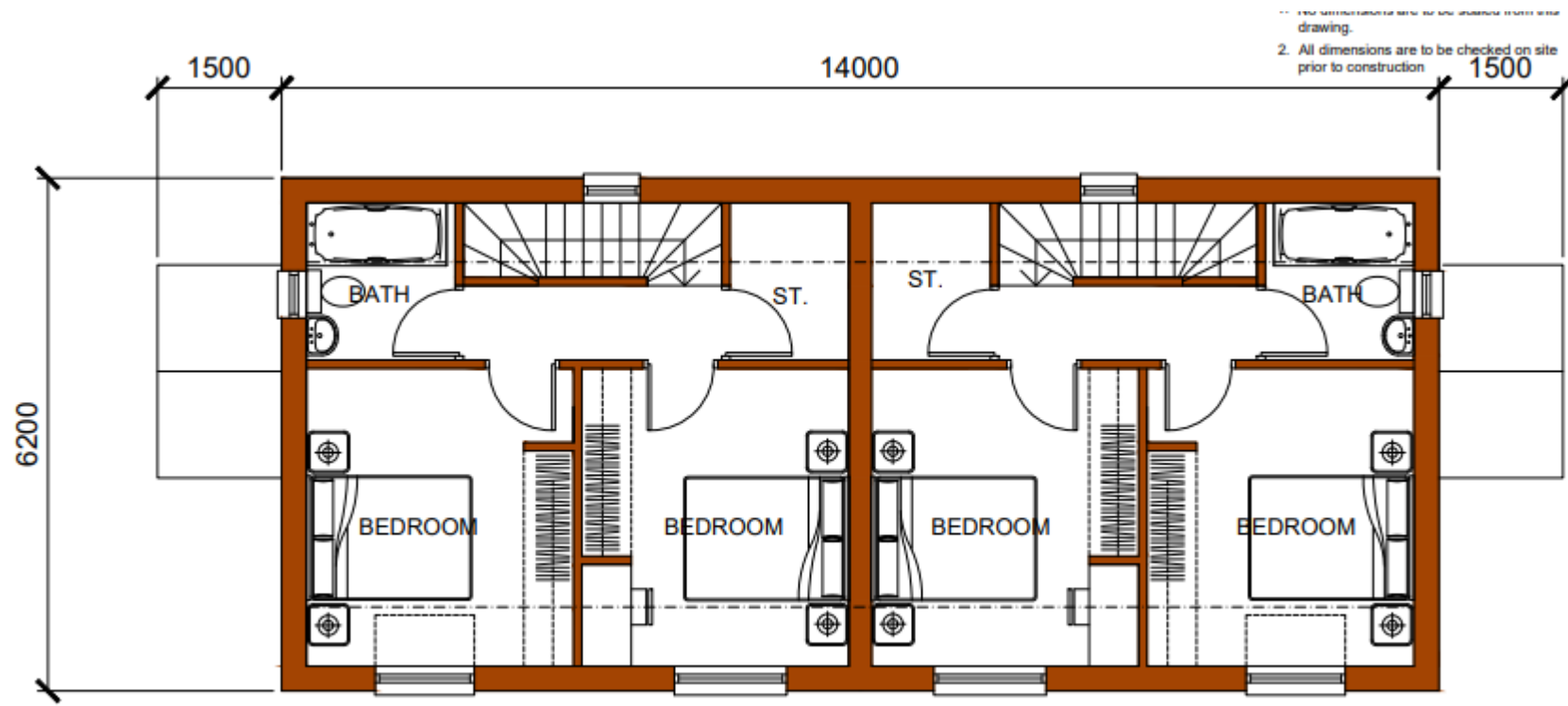


EAST (SIDE) ELEVATION



WEST (SIDE) ELEVATION





FIRST FLOOR PLAN

1. The dimensions are to be checked on site prior to construction.
2. All dimensions are to be checked on site prior to construction.



View from Victoria Street of the entrance to Victoria Passage



Victoria Passage



V

Victoria Passage



Victoria Passage with The Stable Block and Victoria Cottage



View from the rear of Victoria Cottage



Victoria Passage with the site on the left



Rear of Alexandra Terrace





Victoria Passage with the site on the right



The site





Entrance to Victoria Passage from Alexandra terrace





Victoria Passage



Victoria Passage



Victoria Passage



Victoria Passage

This page is intentionally blank.

Comments received after revised drawings

38 Alexandra Terrace Lincoln LN11JE (Objects)

Comment submitted date: Thu 26 Oct 2023

Planning Application Ref. 2023/0217/FLU

Dear Mr Manning,

Further to my extensive and deeply felt objections to the previous planning application, having pored through the revised application, I find that there is NOTHING contained to address my considerable concerns about the proposed development on this site - please refer to my submission dated 20 April 2023 for the details of these concerns and objections.

The revised application, which contains so many errors (many carried forward from the previous failed application), and which also demonstrates a clear lack of understanding of, and care and consideration for, the site and the surrounding area and residents, causes me yet further concern should planning permission be granted.

To put it bluntly, there is no need for this development. The planning permission applications we have seen are not motivated by a desire to address a local housing need - and the proposed properties (this latest and the previous submission) simply don't do that. Planning permission would, however, significantly increase the sale value of 41 Yarborough Road - and this needs to be taken into account.

When considering this application, there is a need to balance this clear lack of need against the considerable negative impacts the development will have on the local community, housing, and infrastructure - and many of these impacts will not be felt just for the duration of the build, but will be potentially long-lasting and significant for local residents:

The 'negatives'...the considerable impact on local resident amenity (and there are an awful lot of us that will be impacted!), significant impacts on already strained resident access and parking, damage to historic Victoria Passage, and local roads, structural damage to several adjacent properties (and there is precedent for this being the case with other developments in the area), repercussions of construction impacts on the subterranean watercourse/spring flowing directly the under development site, the stability of the hillside...to name but a few.

All in all, it simply doesn't make sense to grant planning permission.

I therefore wholeheartedly object to this 'revised' application and would therefore be extremely grateful if the council would take my objections and concerns (again, see my submission dated 20 April 2023 for the details) into consideration when making a decision about this application.

Thank you.

46 Alexandra Terrace Lincoln LN1 1JE (Objects)

Comment submitted date: Thu 26 Oct 2023

Previous concerns submitted are still relevant even though plans have been changed, including concerns about emergency access to the proposed new build, stability of the land and effect of the build on those living near the site.

Mr K Manning
Assistant Director - Planning
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
LN1 1DF

13th October 2023

Ref: 2023/0217/FUL

Dear Mr Manning,

I wholeheartedly object to the revised plans ref:2023/0217/FUL. I would also like to voice my concerns with the new plans for 41 Yarborough Road.

The amendments and reports are littered with mistakes and inaccuracies which does nothing to reassure me and the neighbouring community. There is absolutely no consistency or attention to detail. The plans are missing vital information and are incorrect. If the build were to go ahead will the contractors show the same lackadaisical attitude?

The revised plans are for one building however the documentation and front cover still refer to two proposed dwellings. The original plans were for two, two bed dwellings. Now the plans are for one, four bed dwelling. The new single dwelling has been upscaled and is now bigger in both width and depth than the previously rejected two dwellings!

All my previous objections still stand. Surrounding buildings will be overlooked, overshadowed, lose light , lose privacy and our quality of life will be compromised in every way.



4.2. - Constraints

4.2 Constraints

- The dwellings should be carefully designed to ensure they relate well to the site and surrounding in respect of scale, siting, massing and floor area.
- The proposals should not result in any overlooking, overshadowing or loss of light ensuring the surrounding buildings are not compromised.
- The development should provide safe access and egress to the housing plots.
- The proposals should consider the land stability and the impact the building works would have on adjacent properties.
- The boundary treatment will have to be upgraded to suit the proposals.

There is no safe access and egress point as the front door leads straight out onto the public highway with no doorstep, kerb, safe passageway or pavement. What happens if someone let alone a child were to open the door whilst a car or larger vehicle was passing? The consequences could be fatal. As for the other constraints listed none have been addressed.

Figure 13: Proposed Floor Plan Layout

Layout

The dwelling has been located on the site to align with the North facing elevation of the adjacent properties, on Victoria Passage.

The proposed layout makes effective and efficient use of the site. This can accommodate a driveway to support two cars dwelling, as well as some soft landscaped areas. The dwelling sits against the Northern Boundary, which provides space for generous gardens with a width of the gardens up to 14.0m.

The dwelling has an open plan ground floor area to provide openness and flexibility for residents. The living room has been located at the rear of the properties to take advantage of views to the garden areas.

A distance of 21m has been maintained between the proposed south elevation and the existing rear (north) elevation of the terrace houses further down the hillside on Victoria Terrace in accordance with privacy and overlooking design guidance. Furthermore, 7m long gardens separate the south elevation from the south site boundary.

The proposed layout states a driveway to support two cars yet on the plans it states parking for three cars. Further on in the same report it again states access for three cars. Which is it?

Access

1No. access points to the property is proposed from Victoria Passage. The driveway has been designed to allow 3no. vehicles to be parked.

The front entrances to the dwelling has been designed with a level threshold. As the site is on a hill side entrance it has been located to the North Elevation with a relatively flat approach from the access road and the parking area is achievable.



Figure 14 shows a retaining wall all around the garden with a 1.8m fence on top yet on the other plans such as the Drainage Layout the retaining wall is shown in yellow around the house and patio area only. Clarification is needed. If there is to be a retaining wall enclosing the garden that would mean considerably more groundworks and disruption than originally stated on the submission.

Figure 15 - 3D Ariel view

LK2



Figure 15: 3D aerial view from south west

Figure 15 shows the sheer scale and width of the new build which clearly dominates my own property. The elevated position and new fencing is inline with the bottom of my roof! It will block all light overshadowing my home and garden. Please note the tree cover is fictional.



Figure 17: Street view looking east along Victoria Passage demonstrating how proposal corresponds with stepping of building down the hillside.

Figure 17 The old brick retaining wall between 41 and 43 Yarborough Road seems to have disappeared and is not shown on these drawings. It appears to have been replaced with a new retaining wall and fence on top. Surely this newly elevated position will block the light of 43 Yarborough Road. Please note none of the trees shown in the mock up actually exist.



Figure 18: Street view looking west along Victoria Passage

Figure 18 shows a tree with green coverage which in actual fact is a BT telegraph pole with no coverage whatsoever. This illustrates a total lack of attention to detail or perhaps wishful thinking. The trees which once stood there have been felled by the owner of 41 Yarborough Road. I would also like to draw attention to the front door which is the only access point. You can see it opens straight out onto the road. The new dwelling has five skylights and three windows facing North, out onto Victoria Passage and into the back gardens of the terrace properties opposite. They will be overlooked and lose their privacy.

Landscaping. Is it one or two dwellings?

The dwellings will have a back garden and an area between the existing built structure, which provides an opportunity for soft landscaping around the driveways to grassed areas to the rear of the dwellings.

Mixed native species hedges will be planted to the site boundary and in the rear garden of No.41 Yarborough Road.

New trees will be planted to the south boundary and to the rear garden of No. 41. The mix will include *Acer campestre* (Field Maple), *Fagus sylvatica* (Beech) and *Carpinus betulus* 'fastigiata' (Hornbeam).

The rear gardens will be bounded with 1.8m high close boarded timber fences to the South, East and West boundaries.

The driveways will be surfaced with block pavers.

What is the existing built structure? Are they referring to the adjacent property, Victoria Cottage, the houses below on Avenue Terrace or maybe they mean 41 Yarborough Road itself? This is not clear.

Beech trees need to be planted a minimum of 15m away from any existing properties due to their root systems. Their roots can easily reach 15m which would interfere with the structure of my retaining wall, foundations and driveway as well as any neighbouring properties.

LK2

6.0 Conclusions

- The scale and built form of the proposed dwelling relates well to the existing pattern of development along Victoria Passage and corresponds with stepping down nature of the surrounding hillside residential area.
- The proposals make effective and efficient use of the site area.
- The development will not result in any visual or physical coalescence with neighboring properties.
- The proposals allow for the incorporation of appropriate landscaping and boundary treatments to assimilate the development into the surrounding area.
- Driveways are incorporated to ensure the properties can be accessed and egressed safely.

The site does not step down as it is being built up with retaining walls to level the slope in order for them to build the dwelling. The development will still dominate and block light from all neighbouring properties.

Revised plans, elevations and section



I would like clarification as to which of these drawings is accurate and a true representation? The north front elevation shows a gap between my house - Victoria Cottage and the proposed parking area however on the south elevation there is no gap. The fence butts up to and sits flush with my house which I hasten to add is within my own boundary. The BT telegraph pole has vanished.

Structural report

2.1 Site Description and Location

- 2.1.1 The site is located on the northwest/southeast aligned west facing slope of the Lincoln Edge. The scarp drops from over 60m AOD to 20m AOD over a 200m horizontal distance with slopes up to 1:3 (20 degrees) before levelling out onto the river valley floor.
- 2.1.2 The Scarp slope is terraced naturally and has been further terraced by roads and housing development over the years.
- 2.1.3 A gorge, the Lincoln Gap has been cut through the scarp by the River Witham.
- 2.1.4 The site is located at around mid way up the scarp slope at around 32m AOD.
- 2.1.5 The area around the site contains Victorian terraces and more recent residential developments, with historically significant buildings atop the Lincoln Edge.
- 2.1.6 Access to the site is via Victoria Passage which is a narrow access road serving some newer housing developments to the southern side and the rear gardens of the houses on Alexandra Terrace to the North.
- 2.1.7 The site itself is a roughly rectangular parcel of land immediately to the south of Victoria passage measuring approximately 24m by 13m.
- 2.1.8 The site bounds Victoria Passage to the northeast, rear gardens of 41 Yarborough Road to the Northwest, a narrow passage adjacent a chalet bungalow property known as the Old Coach house to the southeast, and the rear gardens of No's 2 to 12 Avenue Terrace to the south west.

The adjacent property to the site has been named as The Old Coach House. There is no such property there. I can only assume the architects are referring to my own property which is

in fact called Victoria Cottage and it is a mistake on their behalf. This shows poor research and a lack of care.

2.4 Existing Built environment

- 2.4.1 A brief walkover survey of the adjacent properties and built environment did not reveal any significant concerns relating to ground movement or slip.
- 2.4.2 The property to the East (41 Yarborough Road) is a substantial semi-detached Victorian residential building elevated above the level of Yarborough Road and Avenue Terrace.
- 2.4.3 The Property to the West (The Old Coach House) is a more recent building providing detached residential use in a chalet bungalow. The rear garden is terraced and there is an undercroft passageway near the Eastern boundary of the site.
- 2.4.4 The properties to the south (No's 2 to 12 Avenue Terrace) are a row of Victoria three storey terraces with part basement lower ground floor. The rear gardens are terraced up to the level of the site.
- 2.4.5 There are no significant retaining walls in the close vicinity of the site. There is a brickwork retaining wall at the front of No 41 Yarborough Road.

2.4.3: Once again I can only assume my property is being incorrectly referred to as The Old Coach House. Is the undercroft referring to my integral garage or have the architects confused two separate properties in two separate locations?

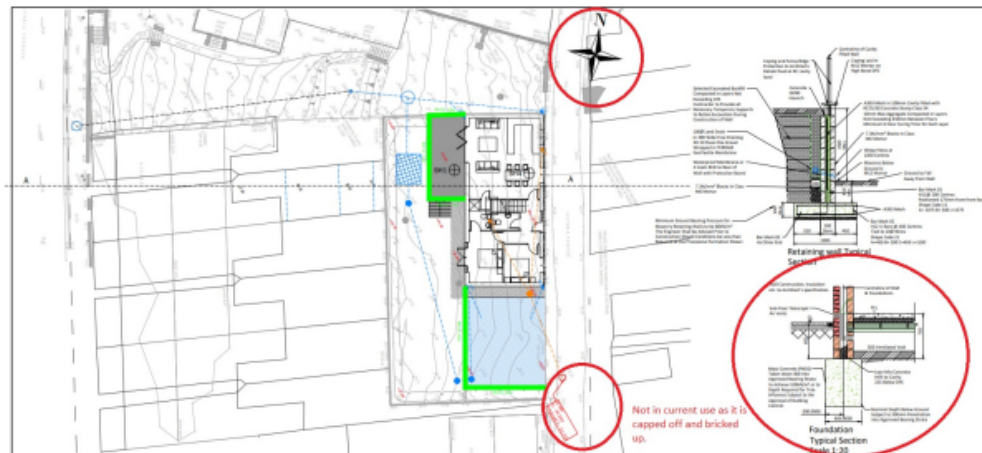
2.4.5: I was very surprised to read there are no significant retaining walls in close vicinity to the site. Please take a look at the google earth image used within the slope stability report. You can see both the retaining wall on my property Victoria Cottage, that of The Stable Block, the retaining wall separating 14 and 16 Avenue Terrace and the brick retaining wall between 41 & 43 Yarborough Road. I have highlighted these in red.

230762-C2C-XX-XX-R-CS-001-P01



Image via Google

Drains - Full Revised Block Plan



Incorrect compass - North is pointing West on the plan. If full investigations had been carried out the architects would be aware that the proposed foul water drain they wish to connect to is fully bricked up and capped off. It has been for many years. In order to access this the road would need to be closed whilst the drain was inspected, reopened and the pipework connected should Anglian Water allow. This will cause major disruption to all local residents and leave us unable to access or exit our own homes. Has the drainage report been agreed with Anglian Water as per Anglian Waters requirements and stipulations?

Foundations - as per the drawings you can see the foundations of the proposed dwelling have a width of 600m. Will 600m encroach onto Victoria Passage - a public highway or is the dwelling to be set back well within the site to allow for the excess width? Have the foundations been calculated to fall within the 21m privacy and overlooking guidance? I would also like to know how the site will be secured at night without the security fencing blocking the road. Will scaffolding be set within the site boundary? There is no mention of piling or what heavy plant machinery will be used on site. These are points I raised in my first objection but have so far gone unanswered.

Swept drawing & Construction Management Plan



I don't think it is a coincidence that the adjacent property to the building site has remained nameless. Is there some confusion on the architects part as to the actual name of my house, Victoria Cottage. They have previously referred to it as "The brick building" but never as Victoria Cottage. Is this a deliberate ploy to mislead the planning department into believing that my property is not a lived in dwelling.

The swept drawing does not show the turning arc of the 3.5 Ford Transit. Will it successfully be able to turn safely into and out of the designated unloading area? I am unsure where this area is meant to be located as it is referred to on the Construction Management Report. However it is not shown on Appendix A.

The construction report is not relevant to the proposed new dwelling as it refers to the old plans for two dwellings. Are we awaiting an amended version? The report mentions a total of eight staff. Where will they all park? They will not fit in a parking space only designated for two or three cars. If the parking spaces are used by staff where will the goods vehicles unload as the construction report states they can not idle, load or unload on the road.

The welfare unit for the site staff has been placed at the bottom of the slope on uneven and unlevel ground with only a fence protecting the neighbouring properties. Will the site be made stable and level to accommodate this? What materials will be used? How will the skip stay in place on such a slope?

Ian Wicks - Pollution Control Officer states:

- *The construction of the development hereby permitted shall only be undertaken between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays and shall not be permitted at any other time, except in relation to internal plastering, decorating, floor covering, fitting of plumbing and electrics and the installation of kitchens and bathrooms; and*

Any deliveries associated with the construction of the development hereby permitted shall only be received or despatched at the site between the hours of 08:00 to 18:00 Monday to Friday (inclusive) and 08:00 to 13:00 on Saturdays and shall not be permitted at any other time.

Yet the working hours stipulated in the Construction Management Report have stated an earlier start time of 7.30am not 8.00am.

10

4. SITE OPERATIONS & MANAGEMENT

A. Working hours

The construction and any deliveries associated with the construction of the development shall only be undertaken between the hours of 07:30 to 18:00 Monday to Friday (inclusive) and 07:30 to 13:00 on Saturdays and shall not be permitted at any other time, except in relation to internal plastering, decorating, floor covering, fitting of plumbing and electrics and the installation of kitchens and bathrooms.

Subject to: Any overrun or emergency. Details of which will be emailed or mailed to the Council as soon as possible before and after (finish time predicted, and finish time actual)

B. Deliveries and transport of materials, plant, and equipment to site

All deliveries will be from site from Victoria Passage and met on site by a competent site worker. Deliveries will not idle, load & unload or park on the road, only designated area within the site will be used. This is to prevent any blockages on the Victoria Passage Road for nearby residents' access of the road. Please refer to the appendix for the shown loading/unloading area.

Ian Wicks - Pollution Control Officer recommended that the applicant be required to incorporate appropriate electric vehicle recharge facilities into the development in line with the recommendations of paragraph 112 of the NPPF but I can't see one on the revised plans. Is that something that's been overlooked?

As you can see there are many discrepancies and inconsistencies with the amended plans. A number of questions have again been left unanswered.

I reiterate the main points as follows:

- The single four bed dwelling proposed is now bigger than the original two bed dwellings. How is this in keeping with the size and scale of nearby properties?
- Where will the goods vehicles load and unload?
- Will Victoria Passage an unmade road be resurfaced and maintained by the building contractors? Increased heavy goods traffic flow will have a negative impact on the surface of the road and the well being of all residents.
- If residents access is blocked by goods vehicles where will we park?
- Where will the scaffolding go?
- How will the site be secured at night without stepping out into Victoria Passage thus blocking the highway and residents driveways?
- Is piling needed? If so to what depth?
- Has the drainage report been agreed with Anglian Water as per Anglian Waters requirements and stipulations?
- Clarification is needed as to where exactly The Old Coach House is and what they are in fact referring to? Do they mean the adjacent property Victoria Cottage? If so why has it never been correctly named?
- If a vehicle larger than the stated 3.5t Ford Transit attempts to use the Passageway who will hold them accountable?
- What is the time scale for this build?
- If the contractors work beyond the specified hours especially at the weekend who do we contact and how will it be enforced?
- If the noise disturbance and pollution level is at an unreasonable level what happens?

I hope you will take all the points I have raised into consideration. There have been a staggering number of objections from the local community and for good reason. The plans and reports are inaccurate and many of the questions we raised in previous objections have gone unanswered. I really do hope our voices are heard and the impact the build will have on our lives and the surrounding environment is taken seriously.

Yours sincerely,
Hollie Read

97 Village Court Newcastle NE26 3QB (Objects)

Comment submitted date: Tue 24 Oct 2023

I wish to object to the revised plans Ref: 2023/0217/FUL.

All my previous concerns and objections still stand. The site is unfit for purpose. The revised plans are inaccurate. The new north facing exit and entry point to the dwelling is dangerous. The dwelling and fence will overshadow, overlook and dominate all surrounding properties.

When Victoria Passage is blocked due to building work where is the additional parking for residents going to be? There was talk of permits for each household but nothing in the reports and further mention of them. This once again has not been addressed.

There is still a high risk of disruption for all local residents and a high probability of road congestion. What about the passageways suitability and noise & air pollution disturbance? These are still major issues of concern.

The amount of disruption and upset this build will cause completely outweighs any need for it whatsoever.

I hope you take all my points into consideration and reject the application.

Wood Sorrel Cottage Wood Lane West Markham Newark NG220GX (Objects)

Comment submitted date: Thu 19 Oct 2023

Planning Application Ref. 2023/0217/FLU

Dear Mr. Manning

I wish to object to the above application on the same grounds as my previous objection but with the further objections as listed below following their new application.

I will list my objections in the order of their, the applicants reports as posted on your website.

Drainage layout Ref. 230762xx xxDRC500.

The water manhole chamber to which they plan to discharge into is bricked up and sealed and no longer functions. This follows an inspection carried out by Anglian Water earlier this year.

Site Section report Ref. 230762xx xxDRC100.

Please note that North changes its position by 90 degrees between this report and that listed above. So much for ensuring accuracy on a document entering the public domain.

Slope Stability report.

Ref. 2.1.8. Which property is "The Old Coach House"? No property with that name exists on Victoria Passage.

Ref. 2.4.3. "The Old Coach House"? Again. This Presumably, but shouldn't they get their facts right first, refers to Victoria Cottage which is actually EAST not WEST of the proposed development.

There is no undercroft associated with Victoria Cottage it has an integral garage but maybe "The Old Coach House" has an undercroft!

Ref. 2.4.5. "There are no significant retaining walls in the close vicinity of the site". Victoria Cottage aka "The Old Coach House" has retaining walls as does The Stables next door. Even the clients own property 41 Yarborough Road has a retaining wall holding up the parking space of No. 43 next door. These are clearly visible on the photograph taken from Google Earth and forming part of the submission.

Again, as in the previous report NORTH is in the wrong direction as shown by the compass bearing printed on this plan. So they have EAST, WEST and NORTH either incorrectly marked on the plans or referred to in the text.

Revised Block Plan. Ref. (08)004REVA04.

This plan has conveniently missed off the tree stumps from the cut down mature trees which are situated under what is proposed to be the north face of the development, that is the north that abuts Victoria Passage.

As these were large mature trees approximately 20 metres tall they will have a large root ball which will now be rotting away. This will require major excavation work to remove them and the ground will need to be made good. Failure to do so will result in settlement under and around the foundations of the proposed development not to mention Victoria Passage itself. Because of the lie of the land this settlement will be towards the tree stumps and therefore the proposed development.

Victoria Passage has had more standing water this summer since these trees were cut down and there is now no natural mechanism to manage the situation. I see nothing in the submission to mitigate against this.

Revised plan + elevations. (08)005REVA03.

Interestingly, the footprint of the proposed single dwelling is larger in both width and length than the previous submission. So much for taking into consideration the concerns raised by residents regarding the original plans.

It can be seen from the above plan to dominate Avenue Terrace and it will still be possible to see into the bedrooms of the houses on Avenue Terrace from the patio.

let alone the bedrooms of the proposed development.

On the same plan the north (front) elevation is shown with a fence finishing short of Victoria Cottage. However on the south (rear) elevation the fence is shown abutting Victoria Cottage. This land is not their land, it is owned by Victoria Cottage and the plans are therefore incorrect.

Design and Access Statement.

This is not relevant as it clearly states on the front page that it is for a two house development which was rejected and not the one house development now proposed.

Interestingly in this section photographs referred to as figures 8 and 9 clearly show the size of the trees lost to the site. Figure 8 shows beyond any doubt the work that will be required and the disruption to residents by the removal of these root balls not to mention the work and disruption in making good.

Figures 15 to 18 inclusive do, in figure 15 particularly show how the development dominates and overlooks Victoria Cottage to the east. Other than that the "artists impressions" are more a work of fiction than a serious attempt to illustrate the site in a realistic manner. The residents do not live in a virtual world where trees have been placed on neighbours parking areas and gardens. They have even managed to change the telegraph pole adjacent to Victoria Cottage into a tree.

What exactly are the grey boxes supposed to represent as shown in figures 17, 18 and 19? they look like shipping containers dug into the hillside.

4.0 Opportunities and constraints.

4.1 " To provide a high quality design that contributes to the local area and responds positively to both the local character and site characteristics/location". Really? How?

" To reinforce the distinctiveness of the local area by incorporating appropriate design features, materials, landscaping and boundary treatments".

How so? By cutting down all the real mature trees and replacing them with virtual trees and erecting a seven foot fence against Victoria Passage without planning permission?

4.2 Constraints.

All the points in this section argue quite eloquently as to why the proposal should be rejected.

Access.

It states three vehicle parking yet this is a contradiction of the two vehicle parking referred to earlier in the report. Which is it two or three?

It refers to the front entrances (plural) to the dwelling, yet only one is shown on the plans and the artists flight of fancy. Which is it one or two?

Isn't opening a door straight onto a lane/road/passage highly dangerous? There is no inner lobby as a safeguard, no outer porch or a safety barrier to prevent anyone, particularly a child stepping straight out of the house into the path of an oncoming vehicle. The lane is so narrow that avoiding a collision would be extremely difficult and could have fatal consequences. Not very family oriented or user friendly. The only way safe exit and entrance can be made is to redesign or relocate the property further south away from Victoria Passage. Of course this would require more substantial retaining walls and recalculation of loads etc as the height would increase due to the slope thus increasing the development costs dramatically, but at least the property would be safe to live in.

Additionally if the property was sited further to the south it may well mitigate some of the expense and settlement risk associated with building over dead tree roots.

A French drain could also then be put in on their own land and not on Victoria Passage, which would be a trespass. This would mitigate against the increase in standing water as seen on Victoria Passage since the cutting down of the trees.

6.0 Conclusions.

Please refer to my objections from the previous planning application.

Swept Path Analysis.

The exit shown from Victoria Passage onto Victoria Street does not show the parking bays on the eastern side of Victoria Street which are invariably occupied. The manoeuvre shown will not be possible with vehicles parked here due to the turning arc of the vehicles to be used.

Construction Management Report.

This report is dated June 2023 and still states the report is for the "erection of two dwellings". Again, is it one or is it two? Numbers from one to three seem to be causing all sorts of problems to the authors of these reports, as do compass bearings.

Seriously, is this indicative of the slapdash nature of the whole submission? does this carefree attitude not bring into question any statements or calculations made relating to this application.

2D Managing materials etc.

How big is the site? Does it not slope at 1.5 or 1.4.5. (See other reports submitted with this application).

how are the points raised in D to be addressed and complied with?

2E Security.

Where is the security fencing to go? If on the northern, Victoria Passage side of the site it will have to sit on Victoria Passage itself. How will the right of way be maintained along Victoria Passage? The security fencing feet will be at right angles to the fencing and they will protrude approximately 450mm outside the fence centre line in both directions. This will reduce the width of Victoria Passage by nearly one metre.

What happens when scaffolding is erected on the northern face, that is the Victoria Passage side? It will have to sit entirely on Victoria Passage. Add in the security fencing on the outside of the scaffolding and Victoria Passage will be reduced to the point that it will be impossible for residents to get past or turn into their parking places. This is unacceptable.

3 Community Liaison and Communication.

Seeing is believing.

4 Site Operations and Management.

"Any services on the road will be marked and protected".

Protected? What with? For how long? How will we get past? this is a single track lane not a motorway.

"2 deliveries per week at the peak". In vehicles as stated in the report with a carrying capacity of 1.5 tonnes each. That's a maximum of 3 tonnes per week to keep eight men supplied and employed, (their figures). At that rate this build would take longer to complete than it took to build Lincoln Cathedral. these delivery figures are not credible and I believe are put in purely to try to ally the fears of the residents and are not based on reality.

Reading this report one would think the site is a vast one with literally hectares of land for a major housing development. It is a site of 333 square meters on a 1.5 to 1.4.5 slope. (Again their figures).

Where is it all going to fit? There will be so many facilities and amenities on site that there won't be any room to build a house! (suit me)

How will all the equipment be accommodated on a sloping site before the retaining walls are constructed and the site levelled?

Their own report states they cannot block the Passage, nor even have vehicles idling on it. So where is it all going to go?

Appendix A. Showing Facilities, Storage etc.

This too is incorrect. It shows the previous two dwelling application and is therefore totally irrelevant.

The new proposal has a bigger footprint and a totally different layout of retaining walls etc. and the plan makes no reference to the slope.

As if that wasn't bad enough, Appendix A makes reference to a "proposed materials drop off area". Yet none is shown on the incorrect plan submitted nor is it shown in the "Legend". So where is it to be?

Anglian Water Comments.

No reference has been made in the application about complying with Anglian Waters stipulations. Have they been complied with? If not why not? Surely if not that will invalidate this application.

Ian Wicks Pollution Report.

Mr. Wicks states the application should be required as a condition of planning consent being granted to install an electric vehicle charger as part of the development. None is shown on the plans.

He also states that working hours and deliveries will be 8.00 am to 18.00 pm Monday to Friday inclusive and 8.00am to 13.00pm on Saturdays.

Yet the construction management report states that their hours of work will commence at 7.30am. This last statement in a report date four months after Mr Wicks recommendations were made.

Needless to say from the above, I object to this application. It will be of no benefit to the local community whatsoever.

It is riddled with mistakes and inaccuracies and includes submissions from an already failed attempt to gain planning consent. surely on those grounds alone it should be rejected?

Yours Sincerely

Paul Read

2 Avenue Terrace Lincoln LN1 1JB (Objects)

Comment submitted date: Wed 11 Oct 2023

I object wholeheartedly with the proposed construction on several grounds. As many other comments have addressed, lack of parking is an ongoing issue in the area with many residents including myself incurring frequent fines as we are forced to park outside of allocated residential parking. This is often due in part to constant use of residential spots by tradesmen and builders that are working constantly in the area. This proposed construction would worsen this issue considerably as well as seriously

impacting those that live on Victoria passage as the lane is extremely narrow and difficult to navigate with large trades vehicles blocking it.

Furthermore I work night shifts exclusively which means I sleep during the day.

Already my quality of sleep and quality of life is severely impacted by the noise and vibration from the constant building that seems to be happening in the area. To have a large scale construction project such as this happening immediately behind my home would simply make it impossible to reside in the area without impacting my physical and mental well-being.

Loss of habitat and environmental impact is also a concern. The plot of land this construction is planned to begin on was previously an orchard which provided shelter and food for a large variety of wildlife. This orchard was cut down when the previous property owners left and has since been left unmaintained. Another benefit of the orchard was that it provided privacy both to the properties on avenue and Victoria terrace as well as those on Alexandra terrace and Victoria passage. Since this has been cut down houses opposite can see directly into each other. This Problem would be significantly worse for myself with the proposed property in place as it will be directly behind and uphill from myself looking down into my garden and house.

I hope that the issues raised by myself and other residents in the area are taken into serious consideration and that the massive negative impact on the lives of those in the area gives sufficient reason to reject this application.

Yours sincerely,

Tom Mason

Comments received before revised drawings

Not Available (Objects)

Comment submitted date: Wed 31 May 2023

Dear Mr K Manning

I must raise a resolute, robust, and wholehearted objection to the planned closure of the Victoria Passage as part of the planning proposal referenced as 2023/0217/FUL.

If it were to be implemented as it currently stands, this proposal would result in the closure of the Victoria Passage car parking area, a space currently comprising over 40 car parking spaces. The vehicles using these spaces then would presumably have nowhere to go. The wider resident parking scheme is already oversubscribed, with existing residents in areas like Alexandra Terrace, Victoria Street, Motherby Hill, and Clara Terrace (where I reside) having great difficulty securing and maintaining a car parking space.

I have it on good authority that the lack of parking spaces, and the overloading of the existing parking infrastructure is not being made a material consideration as a part of this planning permission. I would very much like to challenge this situation,

The supposed reasoning being this dismissal of the parking difficulties is that since the parking schemes as they currently stand do not offer guaranteed spaces, making the likelihood of finding a space even lower (dramatically lower in fact, given that Alexandra Terrace only has space for approximately 45 vehicles and it is already at breaking point) should somehow not a concern.

This is patently absurd. The possession and existence of a set of working cardiac muscles does not guarantee anyone a life of over 100 years in length, yet most people would take very unkindly to aggressive deployment of high-velocity carbine rounds to the centre-mass-torso region.

Just because the parking situation is currently extremely bad, bordering on unworkable, and lacking any plan to improve it, that does not give anyone license to make it dramatically worse. Any local government official who believes otherwise clearly has no interest in dispelling the stereotype of functionaries being perpetually absent of common sense.

There are also plenty of other objections that need to be raised here, such as the overall community disruption of having another long term construction process ongoing in close proximity to many people's well used homes. The levels of space loss, noise pollution, chemical pollution, and other such issues should clearly show everyone why such a plan should be, and as far as I can tell always has been, a non starter from the community point of view.

I urge you to shelve this absurd and disruptive plan. The quality of life of those in the community of Victoria Street, Clara Terrace, Yarborough Road and many others, are at stake.

Thank you
Michael Trimmer

97 Village Court Whitley Bay Tyne & Wear NE26 3QB (Objects)

Comment submitted date: Fri 12 May 2023

I own property on Victoria Passage. I therefore strongly object to the proposed planning application for two dwellings ref: 2023/0217FUL - 41 Yarborough Road, Lincoln LN1 1JS.

The points I am objecting to are :-

Highway access, safety, appearance, building materials, privacy, congestion, road suitability, stability of land, noise & air pollution & quality of life.

The disruption the builds would cause to the occupant of Victoria Cottage and all local residents will be immense. Please note Victoria Passage is the only means of accessing Victoria Cottage. The road can not be blocked under any circumstances as this will deny access to the front door, driveway and garage.

The narrow unmade lane outside the proposed site will be constantly blocked with vehicles delivering or trying to deliver building supplies etc plus site workers and heavy plant machinery. There is no flat land for them to park on and there are no passing places. The Passage is not wide enough for this sort of traffic. To illustrate this a bin lorry can not access the lane. I am not prepared to have any unauthorised vehicles obstructing and parking on our property.

If the build goes ahead what realistic provisions would be put in place to ensure all displaced residents vehicles have somewhere safe to park within a short distance from their houses? Bear in mind there are some locals who are elderly, have mobility issues or have small children and will be unable to walk any distance particularly if having to walk uphill and especially carrying shopping or infants etc.

There will be massive noise and pollution disruption from the build itself. The movement of earthworks will have a negative effect on all neighbouring residents and potentially the stability of the land as well as neighbouring properties. I believe a site survey has yet to be carried out to determine whether the site is suitable, stable and safe to build upon.

I am aware the current building site above on Alexandra Terrace has many ongoing

safety issues. On numerous occasions we have witnessed lorries shedding their loads and pallets of bricks collapsing, not to mention the deterioration and damage caused to the highway and the top of Victoria Passage. This site is in full view of many residents. I dread to think what could happen to the workers, occupants and adjacent properties on a more secluded and steep site such as the proposed one.

The plans submitted do not truly show that if two new driveways are created on Victoria Passage there is not enough turning space to enter them without trespassing on the private driveways and gardens opposite belonging to residents on Alexandra Terrace. The plans are not in scale and are completely deceptive. The architects graphics aren't factual and minimise the steep gradient of the plot.

The well-being and mental health of neighbours and nearby residents has already been greatly affected by noise disturbance and land clearance of the site. If the build goes ahead, vibrations from piling, and heavy plant machinery for the removal of existing earth to level and raise the site will cause further distress and disturbance.

The proposed buildings will then sit very high and dominate the surrounding houses. The planned housing design is not in keeping with the other properties on Victoria Passage and being two storey dwellings will be twice the height of adjacent houses. The architecture of Victoria Cottage and The Stables sit well within the hillside. They are low profile barn type buildings built with old rustic style bricks. The height was kept to a minimum to protect neighbours privacy and the views across the city for the residents of Alexandra Terrace. The new proposed dwellings will dominate and block light from residents on Alexandra Terrace, Victoria Passage and Avenue Terrace. The choice of building materials and design is stark, too modern and lacking in any character. It doesn't mirror that of any surrounding properties.

The planned houses will also greatly affect neighbouring residents privacy as the windows are situated directly opposite many bedrooms, leisure areas and gardens. Residents working from home will have their quiet environment disrupted for long periods of time, thus having a detrimental effect on their quality of life. The noise and air pollution, invasion of privacy are all factors that will contribute to mental health difficulties.

The previous contractors employed to clear the site were abusive to and intimidated many residents. So much so the police were involved. For weeks residents and their vehicles were blocked in their own driveways due to the lack of thoughtfulness and willingness to work with the local occupants by the contractors. It is a great worry of mine that this sort of abusive behaviour will be repeated over a much longer period of time due to the access difficulties and the complicated nature of the site.

The applicant has already felled trees not on their land and erected a large fence without planning consent which over steps into the unmade lane, showing a complete disregard for the planning process. Boundaries have not been ascertained with neighbouring property owners again demonstrating no respect or consideration towards local residents.

Please note due to the unacceptable behaviour of the applicant and those she employed many residents were left feeling unsafe in their own homes and are scared to object in case of any repercussions.

It appears the applicant has done very little research into the lie of the land, practicality and suitability of the proposed dwellings. Has any thought been given to the connection of utilities - electricity, gas, water and sewage for example? It is known that a large majority of Anglian Water's pipe work is Victorian and is already at maximum capacity in the locality.

The applicant seems to be after a quick fix planning application in order to reap the greatest profit at the expense of all surrounding residents. There seems to be no thought given to the fragile local environment, the damage this build may cause to 41 Yarborough Road itself and several adjacent properties.

I hope you will carefully consider all the points I have raised and reject this planning application.

MR K MARTIN
CITY HALL
BEAUMONT FEE
LINCOLN LN 15F

25 VICTORIA ST.
WEST PARADE
LINCOLN LINNH
26-04-2023

DEAR SIR,

I AM WRITING THIS LETTER OF
OBJECTION TO THE PROPOSED DEVELOPMENT
OF LAND AT THE BACK OF 41 YARRBOROUGH ROAD
- REF 2023/0217/FUL - ON VICTORIA PARADE.

I FULLY SYMPATHISE WITH THE PEOPLE
WHO ARE DIRECTLY AFFECTED BY THIS PLAN.

DIRECTLY BEHIND IS THE MOTHERBY HILL
TERRACE ABOUT WHICH I WROTE A NUMBER
OF LETTERS OBJECTING STRONGLY TO THAT
PARTICULAR DEVELOPMENT. IT HAS CAUSED
MY AND NEIGHBOURING HOUSES TO BE -

- OVERLOOKED AND OVERSHADOWED
CAUSING LIGHT AND PRIVACY ISSUES
THESE AND OTHER CONCERNS REGARDING
VICTORIA PASSAGE INCLUDE PARKING.
TUNNELS AND WILL BE CLOSED OFF
TO RESIDENTS CAR'S WHERE WILL THEY BE
ABLE TO PARK?
ALSO NOISE HEAVY PLANT MACHINERY
NUMBLING UP AND DOWN VICTORIA ST
ALL DAY AND EVERYDAY WILL DISTURB
EVERY ONE RESIDING IN THIS AREA

YOURS FAITHFULLY
MIL D-S HOWLES



34 Alexandra Terrace Lincoln Lincolnshire LN1 1JE (Objects)

Comment submitted date: Tue 09 May 2023

I object on the grounds of:

Access - I live opposite the proposed site. I work varying shift patterns days/nights throughout the week & weekend therefore I need access to Victoria Passage and my garage at all times. I also need a quiet environment to enable me to rest after shifts. If I can not sleep without noise disturbance it will affect not only my well-being but

my livelihood too. The contractors who cleared the land last year made so much noise I had to move bedrooms in order to try get some sleep!

Noise pollution - The constant noise disturbance and disruption will have a negative impact on all surrounding neighbours.

Highway safety - Victoria Passage is a narrow track, it is already dangerous in places because of poor visibility and potholes. It will only get worse with heavy construction vehicles and delivery trucks.

Privacy and loss of light - The new builds will be a dominating eyesore. They'll block light from neighbouring properties and invade our privacy.

Appearance - The new dwellings aren't in keeping with the small low brick houses next to the site. They are much taller and will overshadow all surrounding houses. We will look down on a large brick wall and bin storage area.

I hope you take note of my objections.

Marleston Lane Newark NG24 3WD (Objects)

Comment submitted date: Mon 08 May 2023

I wholeheartedly object to the proposed plans. I work in Lincoln and have been aware of the continuation of build upon build in such a small area for many years. When is enough enough? It is beyond a joke now. When will the locals worries and voices be heard?

The proposed dwellings aren't even on a tarmac road. Is Victoria Passage actually capable of holding the weight of construction vehicles and the heavy loads they'll be carrying? I doubt it, especially now the trees which gave great stability have been removed. I have no idea how the lorries and vans are meant to navigate Victoria Street and Alexandra Terrace with vehicles parked on either side, let alone Victoria Passage which is a bumpy rutted "road" less than 7ft wide in places! Where will the building materials be delivered? The collapse of the pavement on Alexandra Terrace has been noted on more than one occasion. How will the hill safely hold vast tons of foreign materials without disastrous land slippage? Where will the builders park? Where will the residents park? How long will the build take? What about the known springs in the area, one of which is directly opposite the proposed site? What exactly are the new dwellings in keeping with? Who will enforce air pollution and noise disturbance issues? Are we not meant to be creating a greener more environmentally friendly world? Yet the wildlife has already been displaced and their green habit destroyed. The list of relevant questions is almost endless!

I'm quite frankly shocked this application made it past the pre planning stage, considering the hillside slope, already densely populated location and amazingly the lack of any structural or site survey. It is beyond belief! I am confident I am not alone in my concerns. The large volume of objections cement that.

This planning application should be rejected immediately. The council need to step up and safeguard the existing residents privacy and the communities quality of life.

Marleston Lane Newark NG24 3WD (Objects)

Comment submitted date: Mon 08 May 2023

Our friend lives on Victoria Passage. Due to the ongoing felling of trees and land clearing during the summer of 2022 we weren't able to visit or spend time socialising in the garden as much as we usually do. There was a total lack of thought, awareness and respect for residents. The contractors left their work vehicles where ever they wished, blocking Victoria Passage, parking on and damaging private property. This meant we couldn't get our car safely down the Passageway or even into our friends driveway! The contractors employed by the owner of 41 Yarborough Road were haphazard and showed a total lack of health and safety or any regard for neighbours. They verbally abused and intimidated many local residents in their own homes or on the private lane on a number of occasions. This is wrong on so many levels and leaves an extremely worrying precedent for any future builds. It also left residents feeling scared and isolated in their own homes. As others have mentioned the contractors illegally felled trees during nesting season in the summer of 2022. The trees crashed through neighbouring fences as you can see in the architects site photo. It wasn't safe for my friend or us to sit outside or walk down Victoria Passage. The normal peace and tranquillity of this quiet area was shattered.

The site is on a very steep hill. We are worried for the safety of the builders and the residents below on Avenue Terrace if the build were to go ahead. How will the land be made stable and what will protect the houses below if machinery or building materials were to fall? The constant noise of machinery, vibrations and dust pollution was awful and made it impossible to enjoy the garden. We can only imagine what it'll be like if the build was to go ahead. It will make life unbearable for a large number of residents. Where will they all park their cars if they can't get into their driveways as we couldn't? A lot of residents have small children they can not be expected to park streets away! Where will the visitors of the new dwellings park? There are no allocated spaces for this. The offer from Mr Manning of extra permits is totally irrelevant and useless as the limited parking spaces are already over subscribed. Giving out permits does not magic up parking spaces. Our friend and many others have already paid a premium for the luxury of a property with a private driveway.

The dwellings simply aren't in keeping with the beautiful historic area and are much bigger than anything on the Passageway. They will overlook and over bear all surrounding properties. The windows and french doors look directly into the bedrooms of the terrace houses below, the gardens above on Alexandra Terrace as well as the adjacent property, Victoria Cottage.

We feel this is a terrible planning application and under no circumstances should it go ahead. We object to the proposed plans.

Please listen very carefully to everyone who has taken the time to object. If this

application is granted you will be responsible for ruining many lives and forever changing the topography of Lincoln.

34 Alexandra Terrace Lincoln LN1 1JE (Objects)

Comment submitted date: Mon 08 May 2023

I object on the grounds of:

Access - I live opposite the proposed site. I work varying shift patterns days/nights throughout the week & weekend therefore I need access to Victoria Passage and my garage at all times. I also need a quiet environment to enable me to rest after shifts. If I can not sleep without noise disturbance it will affect not only my well-being but my livelihood too. The contractors who cleared the land last year made so much noise I had to move bedrooms in order to try get some sleep!

Noise pollution - The constant noise disturbance and disruption will have a negative impact on all surrounding neighbours.

Highway safety - Victoria Passage is a narrow track, it is already dangerous in places because of poor visibility and potholes. It will only get worse with heavy construction vehicles and delivery trucks.

Privacy and loss of light - The new builds will be a dominating eyesore. They'll block light from neighbouring properties and invade our privacy.

Appearance - The new dwellings aren't in keeping with the small low brick houses next to the site. They are much taller and will overshadow all surrounding houses. We will look down on a large brick wall and bin storage area.

I hope you take note of my objections.

To Mr. K Manning,

This letter is regarding the planning application ref:2023/0217/FUL at the back of 41 Yarborough Road which is sited on Victoria passage. The application is for two 2-bedroom semidetached buildings for 4 vehicles.

We are residents of [REDACTED] and have been subjected to continual construction in the area surrounding which has been going on for the past 20 years, something which is infringing upon our legal right to peaceful enjoyment of our properties. As seen from the building site already on Alexandra Terrace we have been subject to almost continual noise, damage to roads, congestion, and parking issues which will be further exacerbated by completion of new buildings.

The proposal for Victoria Passage has fallen short in many regards:

- The design of the proposal is not in keeping with housing around the area.
- Victoria Passage is also an unadopted road which is unsuitable for vans, let alone construction vehicles. A fire engine would struggle to get to the house in case of an emergency, I would think that it might even be impossible without scraping walls or tearing down fences. This would pose a threat to surrounding properties.
- In addition, plans have been put in place to tear up Victoria Passage to lay utilities, where will these new cars go on a street which is overflowing every night?
- From research on the area stability reports of the construction site have not been completed and issues of subsidence and slumping can be seen in the local area.
- The mature trees which used to line the site which were home to a plethora of wildlife have been removed in addition to protected bat species under the wildlife and countryside act 1981. I don't know how this was allowed to happen without any form of planning permission. This shows me that the developer has very little concern for the surrounding area as that was one of the last green spaces in the surrounding area apart from Liquorish Park.
- Many residents have drives on Victoria passage, these would be blocked during construction, in addition to the poor road being further damaged, this would lead to undue stress on the already oversubscribed parking scheme for the area.
- As a resident with mobility issues, I often will not head out in the car for fear of not being able to park near my house when I get back. This will be further exacerbated by this project in addition to the new houses being built on Alexandra Terrace. The proposed new site does have parking, but additional visitors at any time of the day will further stress parking and may result in the area becoming unlivable for me. In addition, if the residents have more cars, they would be issued with parking permits which may further exacerbate the parking situation.

We object to the planning permission application being granted.

Thank you for your consideration,

[REDACTED]

Alexandra Terrace (Objects)

Comment submitted date: Tue 02 May 2023

1. The plans are not in keeping with the local area
2. Destruction of wildlife habitat was done during nesting season ; plans do not support creating a new habitat for displaced wildlife.
3. There is a large amount of building works currently in this area. And has been for many years . This is impacting on residents and their rights to live peacefully. Constant Disruption for those that are working from home.
4. Increased road use from large noisy vehicles , including road being blocked on many occasions, Victoria and Alexandra terrace .
5. There has been no consideration to local residents around parking issues in an area that is overstretched. There is no support to look at improving this issue .
6. Victoria passage is unsuitable for heavy vehicles and closing of this road will cause more parking issues for local residents . It is unacceptable to block residents from using their own driveways.
7. Damage has been caused and more possible damage to residents properties and vehicles. The roads and pavements have also been damaged .
8. Residents have been verabaly abused and intimidated by developers and workers on proposed and current building sites. No support to the residents who are having to live with this.
9. Concerns over natural springs in local area . Residents feel that there is no support if properties are damaged due to land slipping and pilling down works .

MANNING

Dear Mr Manning re. Planning application - 2023/0217/FUL

This application/proposal is ill-thought out and unreasonable. It takes little or no account of issues relating to existing residents.

I often applaud and support the work of Lincoln City Council and would be shocked if they allowed this to go forward.

One of my main concerns is damage to the 'surface' of Victoria Passage, plus access for residents, many of who park there.

Some of these have made their own arrangements due to inadequate 'on road' parking - whether you pay for a permit or not...

A fair number have spent time, money and effort to create parking space on the passage.

- Part of me wonders if contractors are taking advantage of Victoria Passage being 'unadopted' (as far as I know)

Is it possible that the Council will allow the route to be closed for many months while building work takes place?!

How can people be denied access to their own homes? - Everyone knows how restricted parking is in the area - What are people to do?

There must also be issues re. emergency access - eg. if paramedics cannot gain 'front door' entries or the back of your house is on fire... Pro →

- When new housing projects are started - the Contractors generally put the 'infrastructure' in first - including roads (at least to some extent)

This is obviously to give access to heavy vehicles and machinery.

Will the Contractors be instructed to properly surface the passage (Before + after work)? Otherwise, it will become a rutted mud track - Probably dangerous for cars and maybe even to their own trucks....

I would never want to deny anyone a place to live - But I can see when someone wants to make some money (in a 'sought after' part of the City) with no regard to the problems of the project or people in general.

[REDACTED]
28 ALEXANDRA TERRACE
LNI 1SE
[REDACTED]

24.04.23.

*Apologies for presentation of this letter - hope it is readable.
PZ

Not Available (Objects)

Comment submitted date: Fri 28 Apr 2023

I am writing in relation to the above planning application to voice my objection to further development of this area. I am a resident of Alexandra Terrace.

I am concerned that this is further over development of an already densely developed area of the city, and am very concerned about the environmental impact of further development.

There will undoubtedly be further loss of valuable trees and shrubs; and this impacts the vulnerable wildlife in the area. The traffic and associated pollution of the build is a further impingement on the enjoyment of our homes. The current development in Alexandra Terrace has created dirt, dust, congestion and disruption. This will undoubtedly have a significant impact on the already over-subscribed parking on Alexandra Terrace. Further pushing residents away from their homes. For health reasons this impacts us, as walking up the hill, back to our house is increasingly difficult when we cannot park on our street. Particularly when further spaces are lost to utility work and construction vehicles and displaced residents who would normally park on Victoria Passage or surrounding streets.

Thank you for your consideration

59 Alexandra Terrace Lincoln Lincolnshire LN1 1JF (Objects)

Comment submitted date: Fri 28 Apr 2023

I absolutely and wholeheartedly OBJECT to the plans you have for the proposed building works on Victoria Terrace.

Having lived here for 9 years and paid untold fines due to lack of parking and having been constantly penalised during lockdowns while working as a key worker I think it's beyond unreasonable to think that losing another 42 car parking spaces is acceptable.

With the current works on Alexandra Terrace and the new number of properties with two parking spaces each this is absolutely unacceptable to do. Not to mention even more building traffic including lorries which have already ripped up our street causing potholes which, surprise surprise haven't been repaired.

Anglian Water have recently been appearing on our street and asking about the drains which have started backing up and I can't see how building more houses in the area helps. If anyone bothered too genuinely assess the area instead of trying to line their pockets you would realise this is a massive mistake!

It's almost impossible to have friends and family round as it is without the hassle of trying to get them parked somewhere so we can actually enjoy what little time we have together. Thanks for making it worse.

41 Victoria Street West Parade Lincoln LN1 1HY (Objects)

Comment submitted date: Fri 28 Apr 2023

There are already a large number of large vehicles frequently travelling up and down Victoria Street to reach Victoria Terrace and Victoria Passage. Living opposite to the passage entrance I can say I've seen many large vehicles attempt and fail to turn down there from the Victoria Street end, including ambulances due to how narrow the entrance is. That and the parking spaces opposite the turn can make it incredibly difficult to access sometimes even for the smallest of cars.

The number of cars in the area has also increased due to over distribution of parking permits compared to available spaces. This has lead to cars parking in private spaces for residents of motherby hill as well as parking in unmarked zones which prevent access to their spaces.

There have been many other voiced concerns regarding noise and the effects on the area but for residents nearby the loss of people being able to access their dedicated parking will have an ongoing affect to those nearby. The only possible option I can see would be to allow able bodied people to park in the thoroughly underused council car park at bottom of Victoria Street for their long term parking, with on street parking limited to drop offs and blue badge holders. This parking should not be charged for either with a local resident permit granted to every household for at least 2 vehicles (one for the resident and another for second cars or affected visitors).

59 Alexandra Terrace Lincoln Lincolnshire LN1 1JF (Objects)

Comment submitted date: Thu 27 Apr 2023

I am writing to object to the planning application 2023/0217/FUL on Victoria Passage.

It is my understanding that whilst this is being built there are plans to close 42 parking spaces. My objection is there is nothing on the plans to say where these cars are going to park. Our road is already horrendous to park on. I get home from work at 5pm and already there are no parking spaces. I work a night shift on a Friday and when I come home on a Saturday, quite often have to drive around for 30 minutes to find a parking space. The parking attendants are not understanding and I have heard them calling the road a 'gold mine' before (I live on Alexandra Terrace).

On top of this, when the building works are completed, it will again overstretch the current parking system which I will reiterate again is at breaking point as it is!

We already have building works being completed at the back of our road. We have subsidence issues with our house. I am not a structural engineer but I can't see any how all the current building works have helped. The path on Alexandra Terrace has been unusable for months due to the current works!

I am strongly objecting to this planning application and do not want any more congestion, parking issues or pollution adding to our once beautiful area.

3 Victoria Place Lincoln Lincolnshire LN1 1JA (Objects)

Comment submitted date: Thu 27 Apr 2023

I wish to add my name to the growing list of local residents who are strongly opposed to this new development application on Victoria Passage. The local area is densely populated already and parking is a nightmare without more people moving into homes in the area that are not appropriate and not needed in this area. I have not met one single neighbour who thinks that this new build in the area is a good idea, it's not wanted by the locals. With respect Mr Manning we are all taxpayers around here and voters and our voices deserve to be heard.

Not Available (Objects)

Comment submitted date: Wed 26 Apr 2023

26th April 2023

Ref: 2023/2017/FUL

Dear Mr Manning

We would like you to seriously consider our concerns.

Parking availability is already a concern at most times during the day, we are an elderly couple with a small car and often find it difficult to find a space even during the day. Our son has limited mobility and on occasion he has a nurse visit regarding his treatment. There are also numerous HMO's along the Terrace allowing multiple parking passes. Lack of spaces also limits availability for the access of visitor spaces, our house is near the 2 space and is frequently used for much longer stays.

The lorries and heavy vehicles for the on-going works at the end of Alexandra Terrace have already caused damage to the road and often restrictions to usage near them. More heavy traffic can only incur more damage to the roads of both the Terrace and the hill.


Closure of Victoria Passage would not only have a huge impact on the parking but also on block access leaving only one route off the Terrace. We have witnessed emergency vehicles having difficult access on occasions and obviously they are present due to an emergency, especially when out of parking restrictions and the other side of the road is used for parking which also limits access for pedestrians. More vehicles would just have a bigger impact.

During most days numerous delivery vehicles need to be able to make their deliveries also the regular large refuse vehicles.

Yours sincerely

David and Janet Forward

Hollie Read
Victoria Cottage
Victoria Passage
Lincoln
LN1 1JD



Mr K Manning
Assistant Director - Planning
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
LN1 1DF

20th April 2023

Re: Planning Application ref: 2023/0217/FUL - 41 Yarborough Road, Lincoln, LN1 1HS.

Dear Mr Manning,

As a direct neighbour to the proposed development site of 41 Yarborough Road I would like you to note I strongly object to the planning application for two dwellings situated within a residential garden. I hope you will take my objections into consideration when reviewing the application.

There are a number of reasons for my objection. These objections include: appearance and amenity, loss of privacy and light, overlooking, noise disturbance, air pollution, environmental impact, land movement, access, highway safety, suitability of the road and congestion, parking and quality of life.

My property, Victoria Cottage is adjacent to the proposed new dwellings. The site is a residential garden with no prior building consent. Until recently it was a vital green space and a haven for wildlife which included birds and roosting bats. The mature trees were felled in July and September 2022. This habitat has been destroyed to make way for the proposed new builds. The trees gave the land and lane (Victoria Passage) stability, were a great natural carbon capture and they successfully managed the excess water flow through absorption. In their place a very high fence has been erected without obtaining planning permission. The fence oversteps the original boundary and now limits access down Victoria Passage. The fence makes it difficult for residents of Alexandra Terrace to turn into and park in their own private driveways. Due to the fences position and height I now have very poor visibility when pulling out of my driveway. I have to drive out cautiously and blind hoping there are no pedestrians, cyclists, dogs, cats or cars coming that I can not see until I have committed to the manoeuvre. There has been no regard whatsoever for locals. The proposed new builds come out even further into the lane, encroaching on land that simply isn't theirs to take or build upon.

Appearance , Loss of Light and Privacy

"The scale and built form of the proposed dwellings relates well to the existing pattern of development along Victoria Passage and corresponds with stepping down nature of the surrounding hillside residential area."

I firmly believe this statement is not the case. My own home Victoria Cottage is built into bedrock, the garden steps down following the natural gradient of the hill and slope in which it sits. This is in keeping with the terraced houses and the neighbouring house, The Stable Block. The new proposed dwellings are to stand on an elevated terrace created by a high retaining wall. Due to this, the new builds will overlook the houses below, many of which have north facing bedrooms. These houses are No: 2, 4, 6, 8, 10 and 12 located on Avenue/Victoria Terrace. Their gardens border the boundary.

The newly elevated position means it will dominate my house, especially now all the trees have been removed. The mature trees not only created great cover and privacy, they were a haven for wildlife and a much needed green space in an overdeveloped area. Please note the trees shown on Figure 15, 16, 17, 18 and 19 of the architects drawings are purely fictional. No such trees exist. Please see my own attached photos below for a true representation.

< 21 July 2022 15:27 Edit



July 2022 before the removal of the trees, shrubs and green space. As you can see I wasn't overlooked by any properties nor could I see into the garden of 41 Yarborough Road or the houses above on Alexandra Terrace.



The two photos above were taken April 2023 standing on my own patio/garden. I am now overlooked by 41 Yarborough Road, the dormer windows on Avenue/Victoria Terrace and those looking down from Alexandra Terrace. If the proposed plans go ahead I will be able to see into the new dwellings windows, french doors and gardens. As they have a higher elevated position than my own property, the dwellings will bear down thus enabling the occupants to easily look into my property. This will hugely impact my privacy, well being and cause a considerable loss of light.



Before the tree removal.



After the tree removal.



The architects drawing shows the sheer size and scale. I have marked my own roof in red. Again please note none of this green tree cover exists.



A different angle, again clearly showing how much the dwellings will dominate my own home (shown in red) and the surrounding properties. It will make access very problematic if not impossible for residents with existing garages and driveways adjacent to and opposite the site. In particular 36, 38, 40, 42, 44 and 46 Alexandra Terrace. Please also note the architects drawings are wholly inaccurate and deceptive. The proposed dwellings aren't in keeping with any surrounding properties. They are much higher than The Stable Block and Victoria Cottage which they will sit next to. Due to the height difference the windows will overlook private gardens and recreational areas.



Figure 7 taken from the architect's report illustrates perfectly how from the bottom of the proposed site you can see directly into the properties below, their bedrooms and the gardens. This is before the land has been built up which will then give an even higher elevated position thus increasing the ability to see straight into existing bedrooms and private gardens. Even the bedrooms built into roof spaces will be dominated, overlooked and lose vital light and privacy. This shows the scale and height of the proposed builds.

The proposed dwellings are not in keeping with either the Stable Block or Victoria Cottage. Both these properties have been designed to resemble sympathetic and inconspicuous old brick barns. They are much lower in height and have no windows facing out north towards Alexandra Terrace. Only two very small skylights are visible on one of the properties.



The Stable Block.



Victoria Cottage



Victoria Cottage next to the proposed site.

Drainage

There are many natural springs in this area. One is located directly opposite the proposed site. Due to the recent tree removal on site Victoria Passage has now flooded on several occasions. Please see attached photos taken 14/04/2023.



How will the developers control the natural springs and divert the water safely without causing problems and potential damage to adjacent properties? The loss of natural porous land that will be replaced by concrete and hardstanding will stop the water being able to drain away naturally.

Highway Safety, Congestion, Road Suitability and Access

Figure 9 from the architects report clearly shows how narrow the lane is. There is a small truck blocking access to all of Victoria Passage, houses, driveways and gardens. There are no safe passing places for pedestrians, cyclists or vehicles. Heavy goods and construction vehicles pose a real problem and danger to the general public who frequently use this lane to access Liquorice Park, a sacred green space within our city. Please see attached photo of a mini digger, again completely blocking the entire lane, two driveways and a garage. Both images illustrate how narrow Victoria Passage actually is when a relatively small construction vehicle is parked there. It totally denies access for residents or anyone wishing to use the lane.



Taken from the Architects report (Fig 9.)

The unmade dirt track is unsuitable for larger vehicles or any form of heavy goods or construction vehicles. If the build goes ahead will Victoria Passage be properly and sufficiently resurfaced before construction? Who is responsible for maintaining it and any deterioration or repairs needed caused by the build? Who will ensure the road is left in a good state of repair for the residents to safely use?

Victoria Passage is a busy and widely used lane by all local residents. Many of the houses on Alexandra Terrace park at the back of their properties accessed via Victoria Passage, myself included. If we cannot gain access where will we park? A large majority of us don't have parking permits as they are not currently needed. Even if we did have permits, parking is already oversubscribed in this area.

Where will all the construction workers park their vehicles and where will they move to when we need access to our own homes and driveways? We cannot be expected to wait or have our journeys disrupted every time we need to leave our own homes. There is absolutely no room to turn around. These vehicles will either have to block someone else's private driveway or reverse back up the narrow lane on an incline which is incredibly dangerous to all involved. There is no other option. If you carry on along Victoria Passage towards Victoria Street the lane is narrow. It is an incredibly tight 90-degree right hand turn down onto a steep hill to exit the Passage. This is made harder by parked cars in the bays opposite the junction. I have seen many normal sized cars struggle or indeed get stuck. All you have to do is take a walk down and look at all the different paint colours on the walls of No 28 and 30 Victoria Street as well as the nearby bollard from vehicles misjudging the space or simply not being able to make the tight turn.

There will be a large increase in the amount of traffic travelling along Avenue Terrace, Victoria Terrace up Victoria Street along Alexandra Terrace and down Victoria Passage. These small roads already have limited parking available, many potholes and are simply not fit for such use. Please see attached photos of the roads in question.



Avenue Terrace and Victoria Terrace which lead onto Victoria Street. This street is directly below the proposed development site and one which will be frequently used by construction vehicles.



Alexandra Terrace is a narrow single road with no passing places. A sharp hairpin left turn on a falling gradient off Alexandra Terrace takes you onto Victoria Passage. The tight turn coupled with the negative camber of the lane has the potential to cause load shedding. The road is already in a poor state of repair.



The unmade lane is Victoria Passage.



It resembles a single-track country lane



Very narrow in places with tight pinch points as pictured.



Victoria Passage heading out towards Victoria Street. Picture shows newly fixed sizeable potholes. As you can see there are many locations where it is impossible to navigate a larger vehicle, digger, cement mixer, low loader, utilities van etc.





Where will the building materials be delivered and off loaded? I believe you cannot block a public highway, residents driveways or access to residents homes. If they were to fit down Victoria Passage the site itself is on such a slope it won't be feasible or safe to off load there onto site.

Victoria Passage won't withstand the weight and width of the heavy goods or contractors' vehicles. As my photographs show, a considerable amount of the lane is unmade and unadopted. During the winter it becomes incredibly muddy, rutted and waterlogged. Increased traffic and construction vehicles will churn the lane up making it completely impassible for local residents.

The build site will need securing daily and scaffolding will have to be erected. I see no possible room or space for this to happen as the wall of the dwellings is flush with Victoria Passage. How will utilities be installed? The road will need to be dug up meaning all occupants will be stuck in their own homes or unable to gain access. Please remember a large majority of the lane is a private road. What happens if there is an accident on site, an emergency or a resident needs the help of the emergency services? How will the emergency services be able to gain access if the road is restricted, blocked or dug up? I can't empathise enough the disruption, disturbance, noise pollution, air pollution and ongoing access issues that will be caused if this build were to go ahead.

Materials

The terrace and retaining wall the dwellings will sit upon is substantial. What material will it be backfilled with? Concrete and such are no good for the environment and wildlife that lives on site and in close proximity.

The sloping uneven land is much greater than shown on the architects drawings. A vast amount of new materials will have to be introduced and used on the whole site. This will have a negative impact on the enviroment, permanently changing the biodiversity in the local area and affecting the remaining wildlife. Once again please note there is no such tree cover.



I believe there will be a need for a large amount of piling and groundworks in order to stabilise the land and hold the weight of not only the garden but the dwellings too. I worry that the piling and works could cause potential ground movement and slippage. If the land can't be stabilised it could have catastrophic consequences for the houses below 2, 4, 6, 8, 10 and 12 Victoria Terrace as well as my own home Victoria Cottage.

There is no mention of frosted glass to any of the windows. I feel if the glass is normal transparent glass it further leads to an invasion of privacy for all those overlooked.

Noise Disturbance , Air Pollution and Enviromental Dust

The disruption and noise disturbance will be unbearable, obtrusive and ongoing throughout the day. This is something Ian Wicks the Pollution Officer has touched upon in his report. The working hours are limited from 8am - 6pm Monday - Saturday. This will majorly affect people who work or study from home during these hours. If the builders work outside of these hours, especially over the weekends who will enforce these breaches? What are the penalties for breaking these restrictions? The noise not only affects humans but causes great distress to the remaining wildlife and pets in the area which are paramount to our health and well being.

There will be a vast increase in traffic, vehicle use and machinery during the build all of which emit fumes and harmful emissions that will pollute the air.

The debris and dust created by the build will fall on the land surrounding the site. It will cover our gardens, damaging plant life and rendering us unable to leave our windows open and dry our washing outside let alone enjoy our own outdoor areas. We will be imprisoned in our own homes due to the noise and air pollution.

Quality of Life

I like many others in close proximity to the proposed site work from home [REDACTED]

[REDACTED] I need a quiet, calm and restful environment in order to function and live to the best of my ability. Constant noise, vibrations and disruption will be incredibly detrimental to my own health, well being and quality of life. I have already been adversely affected by the disturbance caused when clearing the site and the removal of all of the trees over a prolonged period. So much so I had to leave my own property in order to safeguard my health. I was forced to live elsewhere for a number of weeks. This is totally unacceptable and not something I wish to do again, but if the building work goes ahead I will have no other choice.

It is not only my own quality of life but all those who reside in this unique and quiet area of Lincoln. At best we will be seriously inconvenienced with access issues and noise disruption but at worst we will lose our entitlement to the peaceful enjoyment of our properties.

As I'm sure you are aware we were lucky enough to live besides a valued green space within our community and enjoyed unspoilt views that stretch across the city. This for many was a deciding factor when purchasing or renting our homes. We live busy lives, when returning home we wish to relax and unwind in peace. The simple necessity of a breathing space within a built up area has already been taken away. In its place is a bare barren landscape void of any former character or greenery. If the build was to go ahead we would be faced with a large claustrophobic mass of bricks, retaining walls and fencing dominating the scenery. We are in real danger of losing our visual amenity.

I do not believe there is a genuine need for new dwellings nor are they appropriate in this particular environment. The sheer amount of people's lives who will be negatively impacted is staggering. In my opinion this hugely outweighs any monetary gain or new homes created for so few people. I find it hard to believe that a structural survey and land stability report has not been carried out before the application was submitted. Surely this is of the upmost importance considering the hillside location and the requirement to pile all new builds within the locality.

I would like to request a site and home visit with a Planning Officer to discuss my worries further. It is imperative that the Planning Officers can see for themselves the nature of the land, the issues raised and how mine and many other homes, gardens and lives will be severely affected.

I urge you to hear our concerns and hope you can understand the gravity of the situation. We are all deeply worried about the fragile environment, vital wildlife, and of course our own homes. Many of us are having sleepless nights with the uncertainty.

Yours sincerely,

[REDACTED]

Hollie Read

1 Victoria Passage Lincoln Lincolnshire LN1
1JD (Objects)

Comment submitted date: Mon 24 Apr 2023

From the Victoria Passage Action Group I have received notification of the proposed planning application at 41 Yarborough Road, application number 2023/0217/FUL. I'm surprised I have not received notification from Lincoln City Council. I live at 1 Victoria Passage which forms the rear aspect of the proposed development and I understand will be used as the access for the construction work. Victoria Passage is not a developed highway. As far as I can tell there is no highway maintenance. The entrance at 'my end' is so tight from Victoria Street that I cannot imagine how construction vehicles could adequately turn into the passage without hitting vehicles parked on Victoria Street, the pedestrian railing or other buildings.

As mentioned the passage is more like a 'track' than roadway. It will be EXTREMELY sensitive to further damage, vibration and high levels of heavy traffic noise. I would also add that the sewage system is extremely vulnerable to damage. Anglian Water are often in the area. I would be concerned about further damage caused by construction vehicles and therefore the consequential impact on local home owners.

Gavin Street
38 Alexandra Terrace
Lincoln
LN1 1JE

Mr K Manning
Assistant Director – Planning
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
LN1 1DF

Date: 20 April 2023

Dear Mr Manning,

RE: Planning Application ref: 2023/0217/FUL: 41 Yarborough Road, Lincoln, Lincolnshire, LN1 1HS

I wish to make you aware of a number of strong objections and significant concerns that I have with regard to the proposed development of two dwellings on open space/residential garden to rear of 41 Yarborough Road, Lincoln LN1 1HS, application number referenced above.

As an immediate neighbour to the site of the proposed development, I am of the view that the proposed development will have a serious impact on our standard of living.

My specific objections are as follows:

Objections related to impact on character and appearance of area and neighbouring resident amenity – please see section ‘Objections’ and subsequent sections below.

Central Lincolnshire | Local Plan - Adopted April 2017

Policy LP26: Design and Amenity

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.

Development proposals will be assessed against the following relevant design and amenity criteria.

Design Principles

*All development proposals must take into consideration the **character and local distinctiveness of the area** (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they:*

- a. Make effective and efficient use of land;*
- b. Maximise pedestrian permeability and avoid barriers to movement through careful consideration of street layouts and access routes;*
- c. Respect the existing topography, landscape character and identity, and relate well to the*

site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;

d. Not result in the visual or physical coalescence with any neighbouring settlement;

e. Not result in ribbon development, nor extend existing linear features of the settlement, and instead retain, where appropriate, a tight village nucleus;

f. Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;

g. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;

h. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;

i. Protect any important local views into, out of or through the site;

j. Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;

k. Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability;

l. Ensure public places and buildings are accessible to all: this should not be limited to physical accessibility, but should also include accessibility for people with conditions such as dementia or sight impairment for example.

Amenity Considerations

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

Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in relation to both the construction and life of the development:

m. Compatibility with neighbouring land uses;

n. Overlooking;

o. Overshadowing;

p. Loss of light;

q. Increase in artificial light or glare;

r. Adverse noise and vibration;

s. Adverse impact upon air quality from odour, fumes, smoke, dust and other sources;

t. Adequate storage, sorting and collection of household and commercial waste, including provision for increasing recyclable waste;

u. Creation of safe environments.

Objections

I believe that the proposed development is a direct contravention of several of the above design principles and amenity considerations:

1. The proposed development **does not make effective and efficient use of land**. The development site is a large residential garden and important green space in the heart of the neighbourhood. I believe that **there is a lack of need for the proposed development**, further compounded by the fact that it necessitates **a change of use** from the current greenfield land to a residential development.

I understand that residential gardens which are close to local infrastructure are obvious targets for development. However, as the site cannot be classed as 'brownfield land', or

'previously residential land', I believe the proposed development constitutes 'garden-grabbing' and a development that ignores the character of our neighbourhood, robbing it of vital green space.

2. In order to maximise the size of the development, the plan shows that the development site, which includes the two dwellings, and their substantial north elevation, has been pushed right up to the southern edge/boundary of Victoria Passage (see Figs. 1 & 2). According to the plans, the north boundary line of the proposed development would appear to sit beyond the current line of the wooden fence that the owner of 41 Yarborough Road installed, without planning consent, in Autumn 2022.

Access to and egress from the private parking spaces of 36, 38, 40, 42 and 44 Alexandra Terrace has become extremely difficult since the erection of this large wooden fence, which encroaches on Victoria Terrace.

The position of the proposed development's north boundary and north elevation, with no frontage area to the dwellings, means that, once the development is completed, vehicle access to and egress to my parking space and for my neighbours at of 36, 40, 42 and 44 Alexandra Terrace will be further restricted and potentially unsafe.



Fig. 1 North elevation of propose dwelling sits right on the southern edge of Victoria Passage



Fig. 2 North elevation of propose dwelling sits right on the southern edge of Victoria Passage

Fig. 3 below shows the position and scale of the proposed dwellings in red and the south boundary line of 36, 38, 40, 42 and 44 Alexandra Terrace in blue. This image illustrates the impact that the proposed positioning will have on the width of Victoria Passage at this point and the difficulty residents will encounter when attempting to access or egress their private parking bays.



Fig. 3 Illustrating the position and scale of the proposed dwellings in red and the south boundary line of 36, 38, 40, 42 and 44 Alexandra Terrace in blue.

3. **The proposed development does not respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing and form.** The proposed development is significantly taller than the two nearest properties – Victoria Cottage and The Stable Block - located on the southern boundary of Victoria Passage and is therefore not in keeping with the scale and proportions of the surrounding buildings and would be entirely out of character with the area, to the detriment of the local environment. Victoria Cottage and The Stable Block were specifically built to a scale and style that is sympathetic to the character of the area and with the amenity of neighbouring properties in mind. This is not the case for the proposed development.

Fig. 4 below illustrates this discrepancy in height and mass – the existing neighbouring property, Victoria Cottage, is marked with a red circle.



Fig. 4 Proposed development is significantly taller than neighbouring properties.

4. **The mass, scale and bulk of the proposed development** and in particular the large north elevation - a 1400cm wide by 450cm high brick wall, topped with a 320cm high slate roof (see Fig. 5) – will be overbearing and dominate my view from the rear of my property and garden as well as that of my neighbours at 34, 36, 40, 42, 44 & 46 Alexandra Terrace, and be obtrusive from within these properties and their gardens.

Please also see Fig 3, which also illustrates the inappropriate scale of the proposed dwellings (in red)

This will result in an oppressive and domineering development.

I have a stressful job and my garden is a real lifeline for me – this development will seriously affect my enjoyment of my garden, both during the construction, due to noise, dust, pollution and removal of access, and also once the dwellings are completed, due to loss of visual amenity.



Fig. 5 Large north elevation – a 1400cm wide by 450cm high brick wall, topped with a 320cm high slate roof. Again, notice the difference in height to the existing property – Victoria Cottage - on the far left of this illustration.

5. **The proposed development does not incorporate and retain as far as possible existing natural and historic features such as trees.** I am greatly concerned by the loss of three large historic trees (see Fig. 6) which have already been removed from the site to facilitate the development. These significant trees were removed without consultation or the undertaking of an aboriginal survey. The removal of these trees has resulted in a loss of biodiversity – the trees and the foliage that surrounded them were a haven to local wildlife,

including nesting bats and birds. The trees were also key to the character of the area as well as providing screening of noise and visual intrusion between Victoria Passage and Victoria Terrace and Yarborough Road. I am concerned that the trees and foliage was removed with no consideration or effort made to retain them to soften the impact of the development.

The root systems of these trees also provided much needed stability and drainage to the site and to Victoria Passage. This point was made by the tree surgeon who was contracted to remove the trees.



Fig. 6 Three significant trees in situ before removal

6. **The proposed development does not incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area and does not follow the pattern of development in the area.**

The proposed development requires the levelling of the site, which, in its natural state, slopes significantly (see Fig. 7 and Fig. 12).



Fig. 7 Illustrating the significantly sloping nature of the development site

This levelling of the site will take the form of a large-scale earthwork terrace (see Fig. 8 – the terrace is indicated with a red circle) requiring a significant mass of material added to the site, which will need to be supported by substantial concrete and metal retaining walls and will also require land stabilization design, presumably in the form of piling down to the bedrock. The proposed dwellings and their parking drives and gardens will be built on top of this terrace.



Fig. 8 – Earthwork terrace and substantial concrete retaining wall, indicated by red circle

Fig. 9 below shows (in red) the extent and depth of the terrace, which will have to be filled with material and stabilized. This image also shows the proposed boundary fence (in blue) and the side elevation of the proposed dwellings (in yellow).

The scale of the proposed terrace earthwork terrace is huge – approximately 25m x 13m – accounting for a massive weight of new material on the hillside.

Figs. 10 illustrates the scale of this earthwork from above (highlighted in red) and in relation to surrounding properties.

Fig. 11 shows the extent of the earthwork terrace (in red) with the proposed boundary fence in blue. This image also gives an indicated of the huge volume of material that will be added to the site, this sitting above the properties further down the hill on Victoria Terrace.

This size of earthwork on the hill will require significant retaining walls on three sides, particularly to prevent material moving down the hill into the rear gardens of 2, 4, 6, 8 & 10 Victoria Terrace. These retaining walls will need to be substantial and deeply anchored in the hillside. I am deeply concerned about the piling work required to anchor these retaining walls.



Fig. 9 This image illustrates the extent and depth of the terrace (in red), the proposed boundary fence (in blue) and the side elevation of the proposed dwellings (in yellow).



Fig. 10 Scale of the earthwork terrace – the area indicated in red will be new material added onto the hillside to level the site and proximity to properties further down the hill on Victoria Terrace.



Fig. 11 Illustrating the enormous scale of the proposed terrace earthwork (indicated in red) required to level the site. The proposed boundary fence is indicated in blue. Again,

this illustrates the huge amount of material added to site sitting directly above the properties on Victoria Terrace (at the right of the image).

This construction approach is at odds with other developments along Victoria Passage and in the broader area. **Fig. 12 below** shows that Victoria Cottage, (indicated by a red circle) is built to accommodate the slope of the hill, with only modest terracing for the rear garden. The whole development is not sat on a substantial earthwork terrace. This construction approach – with buildings built ‘into’ the hillside - is the case for most other properties in the neighbourhood, including The Stable Block on Victoria Passage, and those properties along the southern side of Alexandra Terrace, which are two storeys the front and three storeys at the rear.



Fig. 12 Illustrating the steeply sloping site. This photograph also illustrates how Victoria Cottage (indicated by a red circle) is built into the contour of the hillside.

7. **I am concerned that the location and design of the proposed development does not afford adequate privacy for the residents of adjacent residential properties on Victoria Terrace.**

The combined four first floor windows of the proposed dwellings overlook a total of 12 second and third floor windows at 2, 4, 6, 8 and 10 Victoria Terrace.

The distance between the south elevation of the proposed dwellings and the existing rear (north) elevations of 2, 4, 6, 8 & 10 Victoria Terrace further down the hillside measures exactly 21m, and as such is in accordance with privacy and overlooking design guidance. However, to achieve this distance, the development designers have had to push the proposed dwellings as far north as possible, which has resulted in the north elevation of the dwellings overstepping the original boundary line of 41 Yarborough Road and encroaching on Victoria Passage. If the dwellings are pushed back within the original boundary line of 41 Yarborough Road, the 21m overlooking limit cannot be achieved.

8. **I believe the proposed development constitutes over-development of the site** by reason of scale and height and in relation to the boundaries of the site and surrounding developments. There is simply no need for another development in this area – the area is already over-developed.

Objections related to access and safety impacts of the development on Victoria Passage

I object to the proposed development as I believe that during the construction period, local resident amenity, access and safety along Victoria Passage will be significantly impeded.

The proposed site of development is sloping and bare earth, so is not suitable for large vehicles to access, park or turn. The site also has no frontage on its north elevation, which is situated right on the southern boundary of Victoria Passage. I am therefore concerned about how and where construction vehicles and site staff would safely gain access to the site for unloading, parking and turning without causing a highway hazard or inconveniencing local residents who need to use Victoria Passage.

Though the plan does not propose any form of physical restriction to Victoria Passage, given the location of the proposed dwellings right at the very edge of the passage, there is no way that building work can take place without this blocking Victoria Passage for the duration of the build, which could be months.

The building of the north elevation will require scaffolding and materials to be located on Victoria Passage itself, with a building site boundary perimeter extending further beyond this to ensure public safety and site security. **This building site perimeter will therefore prevent all resident vehicle access along the passage for the period of construction. It will also mean that residents living at 34, 36, 38, 40, 42 and 44 Alexandra Terrace will not be able to use their private parking spaces for the duration of the build out.**

Construction traffic will also severely impede access and egress for all the other properties who access their private parking spaces from Victoria Passage. With work on the site starting at 8am and finishing at 6pm, residents may find themselves unable to leave their parking spaces and exit Victoria Passage to drive to work or return to their parking spaces after work.

Victoria Passage provides essential access to the private parking spaces of 20 properties on Alexandra Terrace, three properties on Victoria Passage itself and two properties on Victoria Street. Victoria Passage also provides essential access to the private parking spaces of five properties on Yarborough Road who are not able to park on Yarborough Road directly outside of their properties. **In total, Victoria Passage provides access to 30 properties.**

Victoria Passage also provides access to 42 private resident parking spaces. This means 42 cars are removed from the oversubscribed parking bays on Alexandra Terrace, Victoria Street and Victoria Terrace. Construction traffic using the passage, damage to the passage caused by these vehicles and the blocking of Victoria Passage by the development site itself will impact on all resident parking spaces, in terms of access and safety.

I therefore strongly object to the proposed development on the basis that it will significantly negatively affect the amenity relating to private parking access via Victoria Passage for all 30 properties.

Objections related to damage to Victoria Passage and safety issues caused by construction vehicles

Victoria Passage is a narrow thoroughfare and for much of its length is unadopted. It is used by local residents to access private parking spaces to the rear of their properties and for resident pedestrian

access to the rear of properties. The larger section of the thoroughfare that is unadopted is not maintained by the local highways department.

Victoria Passage is, therefore, a fragile thoroughfare and largely in a state of poor repair, particularly towards the western end of the passage, where it resembles a farm track. It is also extremely narrow in places and **only 270cm wide at its narrowest point**.

It is my concern that the volume of construction vehicles, combined with the size and weight of these vehicles (scaffolding trucks, cement mixer trucks, trucks carrying heavy materials etc) using Victoria Passage to access the development site, will have a significant detrimental effect on the stability and safe functioning of this important thoroughfare.

Damage caused to Victoria Passage by the volume and type of traffic required for such a development would, I believe, render the thoroughfare unstable and unsafe for resident access by vehicle or on foot.

Furthermore, there is restricted access to Victoria Passage from Victoria Street. Vehicles travelling up the hill of Victoria Street are required to turn on the steep incline to squeeze through the gap between 28 Victoria Street and 30 Victoria Street onto Victoria Passage, which is a difficult manoeuvre in a small car, let alone a larger construction related vehicle. This is compounded by the poor state of the road surface at this point on Victoria Street.

A further complication is the parking of cars in the space on Victoria Street directly opposite the entrance to Victoria Terrace. This hinders vehicles of any size from swinging round to achieve the required angle to access Victoria Passage safely.

A large concrete bollard, which has been introduced to protect the bottom corner of 28 Victoria Street from damage by vehicles, also projects into the space between the buildings, which again makes access by vehicles potentially hazardous if attempted. (see Figs. 13 & 14). A number of vehicles have hit this bollard in the time that I have lived in the property and the bottom corner of 30 Victoria Terrace has also been damaged during this period. There was also an incident where a large truck became wedged into the passageway when attempting to access the passage from Victoria Street and this blocked the thoroughfare and Victoria Street for several hours.



Fig. 13 Access to Victoria Passage from Victoria Street – note the bollard protecting the bottom corner of 28 Victoria Street



Fig. 14 Access to Victoria Passage from Victoria Street, which requires a tight turn by vehicles. Note bollard at bottom of left-hand property.

As construction vehicles will not be able to access Victoria Passage from Victoria Street, they will instead need to access Victoria Passage from Alexandra Terrace.

This will increase the volume of large vehicle traffic along Alexandra Terrace significantly. Heavy construction vehicles that have been serving a property development to the far western end of Alexandra Terrace have already caused significant damage to the road surface on Victoria Street and Alexandra Terrace.

Where construction related vehicles will need to access Victoria Passage from Alexandra Terrace, the condition of Victoria Passage is in particularly poor repair – (see Figs. 15, 16, 17 & 18)



Fig. 15 Poor condition of Victoria Passage surface at Alexandra Terrace access point. Note the construction vehicles being used for a current development at the end of Alexandra Terrace parked on the incline to Alexandra Terrace and on the terrace itself, restricting access.



Fig. 16 Poor condition of Victoria Passage surface. Note the close proximity of Victoria Passage to the Alexandra Terrace property (on the right of the image). Note also how narrow and steep Victoria Passage is at this point.



Fig. 17 Unstable condition of Victoria Passage surface where it is bare earth and deeply rutted.



Fig. 18 Poor condition of Victoria Passage with ad hoc repairs – bricks used to stabilise fragile passage surface.

The concreted surface at the entrance to the passage is broken and deeply potholed already (**Fig. 15**) and further along, where the passage becomes a bare earth track (**Figs. 16, 17 & 18**), it is deeply rutted and extremely slippery and unstable for vehicles when it rains. The entrance to Victoria Passage at this end is also sloping and requires a tight turn to the left – effectively a U-turn - from Alexandra Terrace to access it. Larger vehicles would struggle to make this turn safely. They would instead need to drive to the turning point at the end of Alexandra Terrace to turn around, again, potentially damaging the road surface.

At this end of Victoria Passage, the thoroughfare passes extremely close to Alexandra Terrace properties that back onto it (**see Figs. 15 & 16**). Large vehicles attempting to navigate the potholed surface of the passage would potentially cause excess noise, vibration, dust and pollution to those properties.

Once a construction vehicle has committed to travel along the one lane Victoria Passage, there is nowhere for it to turn around. If a vehicle is coming the other way, that vehicle will need to stop and reverse along the passage, which is not a safe manoeuvre, particularly for residents walking along the passage. Alternatively, the construction vehicle would have to reverse back along the narrow passage, up the steep incline, which is already badly damaged, and back out onto Alexandra Terrace, which again is not a safe manoeuvre.

Once construction vehicles reach the site of the proposed development, which is roughly at the midpoint of Victoria Passage, there will be nowhere off road for them to park.

Because the boundary of the development building site will extend onto Victoria Passage, construction vehicles will not be able to proceed along Victoria Passage to exit onto Victoria Street. Neither will they be able to turn. They will therefore be required to reverse back along Victoria Passage and back onto Alexandra Terrace. This will be extremely unsafe for other users of the passageway, particularly pedestrians.

If construction vehicles are somehow able to continue past the development site along Victoria Passage to exit onto Victoria Street, as aforementioned the gap between 28 Victoria Street and 30 Victoria Street is extremely narrow (**see Fig. 19**) and encroached on by the large concrete bollard protecting the corner of 28 Victoria Street. Additionally, if a vehicle is parked in the parking space on Victoria Street directly opposite the entrance/exit to Victoria Passage (where the black car is parked in the Fig. 19), it would be an extremely difficult and unsafe manoeuvre to turn a larger vehicle onto Victoria Street. This is particularly dangerous for pedestrians walking up or down Victoria Street who cross this passage as vehicles exiting the passage at this end are blind to pedestrians wanting cross the end of the passageway.



Fig. 19 Narrow passage between 28 and 30 Victoria Street. Note the bollard protecting the bottom corner of 28 Victoria Street, and the cars parked opposite, both of which can make it incredibly hazardous to exit onto Victoria street in a car, let alone a larger construction vehicle.

Objections related to ground stability and drainage

I have serious concerns about the impact the proposed works could have on the stability of the proposed development site and on the properties immediately surrounding it.

In the document **DESIGN_AND_ACCESS_STATEMENT-685019** it states that:

'A structural report and land stabilization design is currently being prepared by a structural engineer. This will be submitted in due course.'

I am concerned that this report has not yet been submitted, which would, I hope, include slope stability analysis, definition of groundwater depth below the site, foundation design and details of existing and proposed retaining structures.

I fail to see how the process to grant planning permission can continue until comprehensive land stability surveys of the site and surround land have been undertaken, which should include the test borings to define groundwater depth, particularly given the spring that flows under the site. Such tests are undertaken over a significant period to accurately record groundwater changes. Have such surveys been scheduled?

I contest that this development cannot be considered until these surveys have been undertaken, reports submitted and analysed and the potential limits on development and repercussions to land stability caused by the development are fully understood.

The stability of land can have significant implications as to what form of development is appropriate or could be considered. There are circumstances where the instability of land may preclude certain types of development. **I therefore challenge the fact that plans for the proposed development have been produced before the a comprehensive site survey has been undertaken and the stability of the land of the site, and the land adjacent to the site, have been properly understood.**

I am particularly concerned that the proposed development requires the existing sloped site to be levelled through the addition of a significant mass of material held in place by retaining walls (**see Figs.9, 10 & 11**). The proposed dwellings and their driveways and gardens would be situated on top of part of this levelled area. This approach to construction is completely at odds with other property construction on Alexandra Terrace and Victoria Passage.

I am concerned that the 'stabilization design' for such a construction, which may require significant piling works, would be detrimental to surrounding properties and resident amenities.

The potential outcome of such works, given the large-scale plant required and the nature of the process, would include:

- Significant noise for local properties / residents
- Significant vibration causing potential damage to nearby properties
- Plant instability caused by steeply graded development site and variable ground conditions – where would piling machinery be safely 'anchored'?
- Hazards of buried or overhead services
- Effects on drainage of rainwater and groundwater down the hill and from Victoria Passage
- Effects on subterranean watercourses

I am aware that a subterranean watercourse (or spring) flows down the hill intersecting Victoria Passage and continuing under the development site. Again, I am concerned about drainage and ground stability issues arising should this subterranean watercourse be blocked or otherwise affected by land stabilization measures employed by this development. The development site would require test bores to below excavation level to establish the flow of water under the site and define groundwater depth.

I am also aware that the root systems of the three large trees that were located on the boundary of 41 Yarborough Road, which were cut down to clear the development site, are still in situ. The tree surgeon who worked to remove the trees strongly suggested that the roots of the trees should not be removed as they provide stability to the site and to Victoria Terrace. Will these root systems be removed to accommodate the earthwork terrace? Do the developers intend to leave the root systems in place and build over them?

Summary

Overall, I feel that the proposed development **ref: 2023/0217/FUL at 41 Yarborough Road** fails to consider the surrounding townscape, reflect the local character in its scale and mass and comprises an undesirable overdevelopment of the site. The proposal represents a significant intrusion into my and my neighbours' properties and is disproportionately overbearing in nature, affecting the enjoyment and amenity of all the properties surrounding the development, including those situated

on Victoria Passage, those properties backing onto/with access from Victoria Passage and those properties further down the hill on Victoria Terrace that sit immediately below the proposed development.

Statement: Direct effects on my personal amenities caused by proposed development ref: 2023/0217/FUL at 41 Yarborough Road

It's important that I state that I chose to buy my property specifically because it offered a slice of the countryside, in the form of Victoria Passage and the green space of the rear garden of 41 Yarborough Road, in the heart of the city. Despite being located in this central urban location, a five-minute walk down the hill to the town centre or up the hill to the Cathedral and Bailgate, my property offered quiet, greenery, nature, calm, light, views across our city and a real sense of community.

My job requires me to be based at home but regularly visit and work from our Lincoln offices and also regularly work from our offices and other locations across the county. I therefore specifically chose a property that would:

- a) Provide a quiet and peaceful environment for the work I undertake at home.
- b) Provide easy access to our Lincoln office.
- c) Allow me to come and go in my car to work from county-wide locations without worrying about if I would be able to park at home, particularly as I often return late in the evening.

The proposed development severely effects or removes all of the above amenities from my property.

Already, with the removal of the trees and green space and the erection of the unauthorised large wooden fence, my enjoyment of my property and my neighbourhood has been significantly impeded.

I also need to stress that in the four years I have lived on Alexandra Terrace, we, as a community, have had to contend with the negative effects of continuous building development in the neighbourhood, whether that be the Motherby Hill development or the seemingly endless development at the western end of Alexandra Terrace. Quite frankly, this area is developed enough – over-developed in fact – and it would be so wonderful if we could now just enjoy the amenities that myself and my neighbours moved to this very special part of Lincoln for.

I would therefore be extremely grateful if the council would take my objections and concerns into consideration when deciding this application.

I would also like to formally request a site visit by representatives of the planning department to our neighbourhood and the development site, so that I, and my neighbours, can illustrate our concerns and objections at first hand.

Yours sincerely,



Gavin Street

Dear Mr Manning and team,

Please find enclosed my concerns regarding the proposed planning of new build of 2023/0217/FUL.

Major concerns re Planning Ref: 2023/0217/FUL

As a member and resident of the community I have major concerns regarding the building plans for the proposed residential dwellings neighbouring onto Victoria Passage. Both for the actual unimaginative design of the buildings being proposed, but also the impact on the local land site and the whole infrastructure of this. The whole area has had a known reputation of being called slip hill back, in days previously for good reasons. Every further build that takes place creates yet another impact and thus the butterfly effect. The councils Housing Strategy 2020-25 incorporates the need for inclusion of environmental surroundings and to be aware and incorporate this. Building in an already building challenged area is not the way forward. The well known springs under the area are of massive concern already. And any further building/construction work will impact all structures within the vicinity most definitely in the future.

This concern cannot and must not be under estimated and any parties involved in doing investigations and exploration work must have no bias or involvement with the parties involved in designing, planning and building towards this proposal.

The amount of building work that has taken place along at bottom of Motherly Hill, top of Victoria Hill, along end of Alexandra Terrace and Yarborough Hill has affected us and our quality of life overall all in many, many ways. All of which has continually impacted access driving and pedestrian routes for all community residents for many years on and off.

Alexandra Terrace access road has been continually blocked and is always a frustrating issue for all people with vehicular access, pavements have had reduced access and there are people both with mobility issues as well as young families with pushchairs. Having made this a challenge when access is made narrower it, they have to cross over to them cross back again.

This will also impact properties along Victoria Passage as people with land/garden access, park along here and will have challenges getting in/out with any relative ease. This is without adding the large lorries for refuse collection days and any vehicular access needed by Emergency services. Which can prove tricky on a good day but is always a necessary anywhere.

My next concern as a local resident is the noise levels impacting us as residents, from large vehicles continually throughout the day, this will also disturb much natural wildlife including Bat communities within this area. The removal of trees and essential greenery for this said wildlife is also of concern, as part of this proposed site area already seems to have been cleared of trees etc, before permission has been granted. As in previous building work in this whole area, has been removed without prior official permission. Noise pollution is massive especially when it is continual, day in day out. Mon-Fri 8-6pm and Sat 8-1pm.

What I would like to know is, plans are there for re instating natural habitat that has been removed once building work if approved, has happened.

We have already experienced much interference with ongoing building work and had to endure this for the last however many years, especially with the continued building work on Yarborough Hill up to end of Alexandra Terrace. Large vehicles have constantly moved up and around Alexandra Terrace/Victoria Passage area and causing not only noise but constant vibrations. It's a real disturbance to our quality of life continually. If people doing the work over this prolonged period of time lived with this day in and out, they may be a little more empathic.

Size of vehicles is a concern and the duration that they will need to stay and drop off materials, the movement of machinery in and out of these tight confined access routes and how any heavy weight manoeuvred along here will cause further subsidence issues. Which is always an underlying concern for many especially adjoining Victoria Passage itself. The damage that large heavy construction vehicles will cause to an already poorly maintained road with a surface that's not designed if at all for heavy goods vehicles. There are already many potholes and heavily damaged areas which are becoming more and more of an issue, as the heavy vehicles trying to use this Passage way continue to churn up the earths surface.

We have already had to put up with collapsed pavements as a result of failure to follow basic planning regulations which have been dangerous and unsightly for local residents.

In conjunction to the movement of heavy vehicles as access and machinery, there will be further problems created by the digging up of Victoria Passage to lay pipe work for Utilities, water, gas etc.....and these don't always work hand in hand and work in synchronisation in real life situations. So this will potentially cause further challenges to already challenged accessibility to all properties within the area. It simply cannot go on and really does impact quality of life for us a local residents.

Where is evidence of full site surveys not part surveys, which obviously need to be done. Including full investigations through boring samples etc before anything planning/building wise can go ahead, as this area is known for underground springs and a mixture of clay composite within the soil content. It is vital after the subsidence and collapse of the building work which is still ongoing 6yrs later between Yarborough Hill and Alexandra Terrace.

The pavement area has been blocked off and unuseable ever since. With all this in mind this all will have further impact to neighbouring properties as movement of heavy machinery, the actual Drilling/boring work itself will cause vibrations and disturbance to all the surrounding community.

We have huge concerns about drainage within this area already, and further building work will impact this a great deal more.

I feel the plans for proposal that have been put forward to be built are quite unimpressive in appearance and boxlike. They do not enhance in any way or capture the features and qualities of the local community buildings and existing residential properties surrounding within the area and they appear to be incorrect in places. The proportions on plans, do not seem to take into consideration the existing buildings and private gardens that have not been overlooked upon previously, and now going to be surrounded by buildings, appearing too high in comparison to what is already in this area, thus causing big privacy issues regarding existing privacy for all nearby residents and occupants living there.

All of the above points and disturbances and inconsistencies of previous building work working this area need to be given the fullest consideration and that local residents have quite frankly had enough of the lack of consideration for local inhabitants with the unimaginative new build designs, dirt, movement, constant traffic, the worry of further man induced subsidence, dirt and noise Pollution, removal of beautiful and necessary wildlife habitat and more. I sincerely hope that you will take into consideration what a strong knit community feel about their local area and how we wish to protect this for future generations.

There is also continued concern regarding parking alongside accessibility, and this does not seem to have been addressed as of yet as to what will happen in this area. It's a continued area of concern but we as local residents are still left with no pro-active plan moving forward.

We are all acutely aware of the impacts of climate change and how this is constantly impacting us both locally and regionally and nationally. We really need to concentrate on preserving what little we have left within our community as it is vital to people's overall health and well being. Living in an overbuilt and overcrowded area is not conducive to achieving this fragile balance.

I sincerely hope that our concerns as Individuals and as a combined community are fully heard and acted upon. As it is important.

Yours sincerely

Heike Ibbotson (of 34 Alexandra Terrace,
Lincoln, LN11JE)

[REDACTED]

Mr Jamie Hawker
77, Alexandra Terrace
Lincoln
LN1 1JF

Mr K Manning
Assistant Director-Planning
City Hall
Beaumont Fee
Lincoln
LN1 1DF

19/04/2023

Ref: 2023/0217/FUL

Dear Mr Manning,

I wish to object to the development of 2 semi-detached buildings with driveway parking for 4 vehicles, on the land to the rear of 41 Yarborough Road.

The area in which I live has been a permanent building site for at least 20 years now, and I cannot believe that more development is planned for the local area. Victoria Street and Alexandra Terrace have been subjected to the noise and disruption caused by construction traffic almost non-stop, and I cannot remember the last time that I had the privilege of the peaceful enjoyment of my home.

Let me remind you of the development in my area over the last 20 years: First the demolition and rebuild at 53-59 Yarborough Road; then the development of West Hill House; the lengthy construction of The Heights along Carline Road, to the rear of my property; Erin Alice Court, the large student housing block at the top of Victoria Street; the houses at 84-86 Alexandra Terrace; the terrace of houses at 1-8 Motherby Hill; the extensive flats at 63-69 Yarborough Road; and the new build currently under way on Alexandra Terrace, which has been an active construction site for 6 years now. Excavations for this last development created a large sink hole, that was simply left for years before **residents** were finally successful in getting the Council to do something about it. The residents NOT the developers!

With the exception of the builds at West Hill House and Carline Road, **ALL** construction traffic has had to use Victoria Street and Alexandra Terrace to access their respective development sites.

I have had enough of the construction noise and pollution. I have had enough of the vibrations caused by construction work and the passing heavy plant, which make my house shake and my cupboards rattle. I have had enough of the building site dust on my windows, on my car, and in my eyes and mouth. I have had enough of the slippery mud on the road from the wheels of the construction traffic which makes my car difficult to steer on the camber. I have had enough of Alexandra Terrace being blocked by delivery lorries and heavy plant. I have had enough of getting to work late. I have had enough of not being able to sleep during the day after a night shift. I have had enough of trying to find alternative parking when our roads are closed. I have had enough of dodging traffic wardens when our parking spaces are reduced. I have had enough of construction management plans that do nothing to minimise the disruption caused during the builds. But mostly I have had enough of the arrogant disregard shown to residents of this community in allowing the persistent over-development of this area.

Liquorice Park is the only green space now left in what was once a little piece of countryside within the city full of wildlife. Sound pollution is having a huge effect on what wildlife remains, but the owls are gone, the foxes are gone, the montjac deer are gone, and the precious bats continue to be persecuted having now lost yet another roost as a result of the developers illegal actions so far.

The on-line plans I have seen appear inaccurate, and the proposed building is out of keeping with the local area. It is too big, too high, and will deprive existing local residents of their privacy. The Heights has already taken my privacy, so I know what that feels like.

No site investigation or land surveys have been carried out yet, and there is a real potential threat of structural damage etc to the adjacent properties from pile driving, and the effects of heavy excavation of the site. As already mentioned there is a history of slippage and movement on construction sites in the local area. The threat to properties adjacent to the proposed development at 41 Yarborough Road is very real, especially as the proposed site is near an underground spring, and is on a hill. A land slip caused by unstable subgrade or water seepage could also have disastrous consequences for traffic using Victoria Terrace, Avenue Terrace, and the major artery that is Yarborough Road.

Groundwater problems can also continue after construction producing delayed movements of foundations, unstable slopes and retaining walls. There is a reason why the Victorians chose not to build on Victoria Passage!

The un-adopted road that is Victoria Passage is NOT suitable for construction traffic. The necessary plant will not be able to negotiate the tight bend at the top on Alexandra Terrace safely, and, as there is no turning circle available and exiting onto Victoria Street is not possible, machinery will therefore need to reverse back up the passage way. How is a pile driver going to be transported safely down here?

This brings me to my next point. At least 12 vehicles use the car parking spaces on Victoria Passage. These spaces would quickly become inaccessible as the surface of the un-adopted road disintegrates as a result of use by large site traffic. This will force the residents to park their vehicles on the streets instead which uses an over-subscribed residents parking scheme. This will therefore exacerbate the existing parking problems, imposing further stress and disruption on the lives of people in the wider community. Many residents have to regularly park as far away as West Parade, Hampton Street, or Richmond Road as it is. We have had construction management plans in the past. They do not work!

If permitted this new development will extend the living hell I am currently experiencing, threaten the health and well-being of our community, and endanger our properties. Planning permission should be refused. I look forward to your response.

Yours Sincerely,

Jamie Hawker

Beatrice Kelly
79, Alexandra Terrace
Lincoln
LN1 1JF

K Manning
Assistant Director-Planning
City Hall
Beaumont Fee
Lincoln
LN1 1DF

21/04/2023

Ref: 2023/0217/FUL

Dear Mr Manning,

I am writing to you in response to the current proposals to build 2, 2 bedroom, semi-detached buildings with driveway parking for 4 vehicles and rear gardens, on the land at the rear of 41 Yarborough Road, and wish my opinion to be taken into consideration in this matter. I strongly object to this development.

The 13 page planning proposal (Planning Portal Reference: PP-12035487), contains several incorrect statements which I would like to correct:

- Work on this development has already started: the land has been completely cleared of all trees and shrubs, and hard standing of limestone laid.
- New vehicular access will be needed from the public highway
- The pre-existing vehicle parking spaces will be effected by the proposed development
- The trees that were removed in late 2022 were important as part of the local landscape character
- The site is within 20 metres of a watercourse; an underground spring lies close to the site
- The proposed development would increase the risk of flooding elsewhere if the course of the spring is disturbed
- The trees that have already been removed were an important wildlife habitat, especially to the bats that roosted there, and I believe bats are still classed as an endangered species.

As this photograph shows the site was, until September 2022, a thriving woodland garden, untouched for years and years, apart from a bit of gentle maintenance from a few caring residents.

The way that these trees and shrubs were removed, consequent damage to neighbouring fences, intimidation of residents local to the site, the theft of land that formed part of the mainly un-adopted road that is Victoria Passage, and the erection of the over 3 metre perimeter fence around the prospective site without planning permission, has already given us an insight into the tactics and ethics of this developer.



Water and foul water is to be disposed of by main sewer; but the current sewage system is already over-stretched and running at full capacity in this area. The natural drainage of the area will also be affected by this development.

The photos of the proposed site included in the Design and Access Statement were taken after the site was cleared of all of its trees. Figure 7 actually shows the damage done to a neighbour's fence as the trees were being cleared.

The Design and Access Statement asserts that the site is outside of the West Parade Conservation Area. If this is the case why have residents along Victoria Passage been refused permission for installation of chimney's and solar panels being told that they were living with-in a Conservation Area! I am currently awaiting clarification of this matter.

These plans do not include a structural report or land stabilization design, as one has not yet been carried out, and the removal of the established trees and shrubs has already created a potential threat to the stability of properties along this hillside development. Slippage could affect a very wide area and has previously occurred at four other local developments; the last being the large sink hole on Alexandra Terrace.

Alarming the proposed site is close to an underground spring, and so the risk of land movement is significantly increased. The flow of groundwater below the surface is a fundamental property that controls the strength and compressibility of soil, and can impact its ability hold up on structural loads. Common ground water issues during construction include unstable subgrade, unstable excavation, and water seepage, resulting in major construction delays and cost overrun. The finished development may also suffer from continued water seepage causing wet walls, mold growth, cracked and uneven floors, cracked and uneven walls, unstable slopes and retaining walls, and even unstable foundations.

A site visit by the allocated planning officer and an independent long-term accurate and comprehensive survey/stability report must be done, and the findings reviewed, prior to planning permission being granted. Subsurface investigations using test borings and/or test pits to depths below the anticipated excavation must form part of this survey, to accurately define the ground water depth and conditions. I am advised that due to the slow rate of flow in cohesive soils etc, piezometers and other subsurface instruments, it may take months to precisely record groundwater changes and pressure, and this will add considerable cost to the developer.

The Design and Access Statement also mentions that the site has an access road to the North of the property; there is no mention of the fact that this is in fact a mainly un-adopted road, highly unsuitable for use by any construction traffic. This raises the question of whether access to the site by construction traffic using this very narrow track would even be safe!

Thankyou Mr Manning for the quick reply to my email, however in the response sent on 21/04/2023 you state that the majority of Victoria Passage is an adopted road; it is not, which is why the County Council don't maintain the potholes which are in places very big and very deep. It is allegedly an adopted road up to number 46 Alexandra Terrace, but from 48-76 it becomes unadopted. Thank you for confirming in the same email that the County Council will need to *"potentially impose some limitations regarding access."* This brings me to my next point.

Residents of Alexandra Terrace and Yarborough Road access at least 10 car parking spaces to the rear of their properties on Victoria Passage. As these spaces will be made un-accessible during the build, this will push these vehicles into the local Residents Parking bays which are already over-subscribed, increasing the major parking problems already experienced by ALL local residents. Given the impact on residents in the larger local area I am therefore extremely concerned that more residents were not informed of this planning application, and there is nothing posted on the illegal fence around the actual development site itself.

Your email of 21/04/2023 mentions that should planning permission be granted on the site it would be reasonable to require the developer to fund the cost of additional residents permits to cover the construction period should it be clear that Victoria Passage is likely to be substantially restricted for a significant length of time. This would be secured via a legal mechanism during the planning process, but will also add significant cost to the developer.

Feedback from Lincoln City Council at the pre-application stage in October 2022 stated that the scale of the development should be in keeping with similar buildings in the area; it is not. The plans I have seen appear to be misleading and inaccurate. It even shows trees; trees that have in fact already been removed. The development is far too large, too high, unacceptably intrusive, and will both overshadow and overlook existing properties, causing loss of light and depriving adjacent residents of their privacy. This is in contradiction of the pre-application advice given by Development and Environmental Services.

This will be another lengthy project involving major construction work, once again causing stress, and disruption of the local area. For over 20 years now my quality of life, and that of my family, has been affected by the almost constant development of this area:

- The flats at 53 – 59 Yarborough Road directly in front of me; accessed by heavy site plant using Victoria Street and Alexandra Terrace. (This took years to" complete", yet work continues here at the moment, and the so called "temporary structure" put up 20 years ago still stands).

- The development of West Hill House on Motherby Hill
- The huge development of 1-15 The Heights along Carline Road directly behind me, which has deprived me of and other residents of our privacy. (As the phot taken from my garden shows the promised tree screen was only planted minimally so as not to obscure the view for the flat's occupants. The community has also been left with an eyesore, as part of this site has been left as a building debris dumping ground.)
- The student housing block at Erin Alice Court; another lengthy development accessed by heavy site plant using Victoria Street and Alexandra Terrace.
- Construction of 84 and 86 Alexandra Terrace; accessed by heavy site plant using Victoria Street and Alexandra Terrace.
- The large development of 1-8 Motherby Hill; accessed by heavy site plant using Victoria Street.
- The new flats along Yarborough Road 63 A&B – 69 A&B, the excavation of which caused the sink hole on Alexandra Terrace; accessed by heavy site plant using Victoria Street and Alexandra Terrace
- And the new build currently under construction on Alexandra Terrace; accessed by heavy site plant using Victoria Street and Alexandra Terrace.



This active development has been a construction site for 6 years now: the construction noise has been, and remains continuous; the Terrace regularly blocked by delivery lorries; and my property and neighbouring properties subjected regularly to extreme vibration, construction dust and emissions. There is no policy of "considerate construction" here; residents have even been verbally abused by the site workers, whose daily use of foul language just communicating with each other is both unacceptable and intimidating. There is regular poor site safety and working practices, but though I have reported their actions anonymously no action has been taken, and standards have not improved.

Our narrow streets are not designed to accommodate such large site plant, and have already been damaged from ongoing use of construction site traffic, the resulting pot holes simply left to grow in size. The one on the blind bend at the entry onto Alexandra Terrace now measures 83 x 58 x 9cm deep at its widest point! Our pavements have also been damaged by the large plant that has had to use them to be able to clear the cars using the on street parking.

Alexandra Terrace has quite an extreme camber, and during the Winter this camber can make driving hazardous; vehicles can easily slip and slide, and there have been collisions and accidents here as a result. Despite this the Terrace has repeatedly been adversely affected by mud spread from the wheels of the construction traffic, a contravention of Site Management AND Highways Safety Regulations.

The un-adopted road that is Victoria Passage is certainly not fit for use as an access road for heavy plant as can be seen by the photograph on the left. There is room for cars and small vans, but NOT large construction vehicles. An ambulance needed access to the rear of 46 Alexandra Terrace recently and only just made it. A fire engine on the other hand could NOT get down.



The existing site entrance for the active Alexandra Terrace development is to the right of the red car pictured, and has a similar steep decline, but is much wider, and has a hard, stable tarmac surface.

I live almost opposite this turning onto Victoria Passage, and have witnessed the many difficulties experienced by large, sometimes very large, construction traffic from this active site trying to access/exit the Yarborough Road/Alexandra Terrace build; especially when the steep slope is muddy. HSE.gov.uk states that work should be arranged so that road going vehicles do not drive onto mud on the site, and that if wheels and ledges are likely to pick up mud the site should anticipate this and install a wheel wash. This has not been done; all this access point sometimes gets is a sweep down with a brush. As already mentioned mud spread further down Alexandra Terrace is NOT cleaned. Debris flung from site traffic tyres has damaged resident's parked cars, including mine.



Granting planning permission for the development on Victoria Passage will mean double the amount of construction traffic trying to access/exit their respective sites, using almost the same entry point. However the entry onto Victoria Passage from Alexandra Terrace is actually an unstable, untarmacked, and much steeper slope as shown in the last photograph on page 3.

Interestingly the images of the development site included on the Design and Access statement do not feature any taken from Avenue Terrace/Yarborough Road. The photograph on the right clearly shows that this site cannot be accessed safely from the front of the property, unless the supporting wall is to be taken down, which will cause further lengthy disruption to the local area. This means that the only site access will be from Victoria Passage. The available on-line plans do not show the impact of the build from this elevation either.



Our little community has now been over-developed; every available green space with the exception of liquorice Park has now been built upon. These developments have also massively increased the residential traffic that uses Victoria Street with its dangerous blind bend at the top. Again there have been collisions, and the increase in traffic volume increases the risk of further accidents.

The National Planning Policy Framework (NPPF) came into effect in March 2012, the latest version published on 20 July 2021. The NPPF recognises that the design and use of the built and natural environment are major determinants of health and wellbeing and I quote:

"The impact of development on human health and wellbeing is therefore a material consideration in the determination of planning applications."

This development will again have a major, major impact on the health and well-being on every resident living here. The noise disturbance will be ongoing throughout the day from 8am to 6pm Mon-Fri, AND 8am till 1pm on Sat. We already have an active building site, and the increase in construction traffic will increase the already unacceptable level of pollution, noise and congestion, endanger road safety, and continue to risk the structural integrity of our properties.

The further urbanisation of this area will also continue to have a massive impact on the surrounding wildlife which is equally as important, what little we have left that is! Quoting from Lincoln City Council's Housing Strategy Document 2020-2025:

"The challenge of limiting the impact of new development on the environment is particularly important, especially in the light of the Council declaring a climate and environmental emergency. We understand that communities wish to see their physical environments protected."

Lastly the area to be exploited was and remains a **green field site**; it has not been previously developed, or occupied by a permanent structure. This development is motivated by greed, not need.

Enough is enough. I have the legal and ethical entitlement to the peaceful enjoyment of my property. Planning permission should be refused.

Yours Faithfully,

Beatrice Kelly

R Kelly
12 Neile Close
Lincoln
LN2 4RT

Mr K Manning
Assistant Director-Planning
City Hall
Beaumont Fee
Lincoln
LN1 1DF

21/04/2023

Ref: 2023/0217/FUL

Dear Sir,

I wish to object to the proposed development on land behind 41 Yarborough Road, Lincoln.

I used to be a resident on Alexandra Terrace. My mum is unfortunate enough to still live here.

Nobody's quality of life should be affected in this way.

Victoria Street and Alexandra Terrace are not designed for such heavy plant. They are damaging the roads and pavements, and the construction traffic has even caused damage to cars parked in the vicinity! The windscreen of my mum's car has been chipped as the result of a stone being thrown up from the surface of Alexandra Terrace by a flat-bed lorry carrying a digger. Her car was fine when she parked it, yet on returning to her vehicle shortly after the large plant gone up the street her windscreen was damaged. On approaching the developers she was simply told to prove it was the site traffic that had caused the damage. This is also unacceptable.

Granting planning permission for the build at the back of Yarborough Road would effectively double the amount of construction traffic on Victoria Street and Alexandra Terrace. The escalation in construction traffic would increase the already unacceptable level of pollution, noise and congestion, significantly endanger the safety of its residents, and further affect their health and well-being.

Permission for this development should be refused.

Yours Faithfully,

Rose Kelly

Apartment 4 The Old Printers Hampton Street Lincoln Lincolnshire LN1 1LG (Objects)

Comment submitted date: Mon 24 Apr 2023

I am writing in objection to the plans to build 2 semi-detached buildings with driveway parking for 4 vehicles, on Victoria Street to the rear of 41 Yarborough Road.

My childhood was spent living in a construction site. First at the front of the house, then behind it, then up the street, then down?..it was endless. The enormous build behind us on Carline Road meant that I could no longer play in the garden with my sister as it was too dangerous after a bulldozer broke its track and came crashing through the garden fence.

I loved living on Alexandra Terrace, and I loved my house, but 2 years ago the constant development of the area meant that I had to find somewhere else to live. I couldn't cope any more with the constant noise of development, the constant smell, the almost constant taste, and the constant tremors which shook my house and made pictures fall off the walls.

I know I'm not far away, but I miss the very special little community that was Alexandra Terrace. No-one should have their quality of life affected so much that they feel they have no alternative but to leave the area they love, and yet many people have been forced to do just that. The community has been affected as a result.

I am objecting to the build on the grounds that this area has been consistently over-developed for 20 years now. The remaining residents should not now be subjected to yet another build. The last development given permission is still under construction, and has been for 6 years!

- The roads are damaged
- The pavements are damaged
- The houses are damaged
- The residents are damaged
- The greenspaces have gone
- The wildlife has gone
- The sense of community has gone
- The faith in our councillors has gone

I have found a quiet flat where I can now sleep undisturbed during the day if I need to, and have replaced the glass in my picture frames as they no longer fall off the walls. My flat is a peaceful place. The residents of Alexandra Terrace, Victoria Street, and Victoria Passage should also have the opportunity to be able to finally enjoy their homes peacefully too.

Planning permission must be refused.

14 Kingsley Street Lincoln Lincolnshire LN1 3JN (Objects)

Comment submitted date: Sun 23 Apr 2023

I am a resident of Lincoln and very proud of how close the city is to nature with parks, commons, avenues of trees and beautiful houses with stunning gardens which attract a wealth of nature and wildlife right in the centre on our urban landscape. I am a regular walker as I do not drive and as I live uphill I have taken joy in finding different routes through the West End when shopping or for leisure. One of my routes is through Liquorice Park, a beautiful space and the cutting of Victoria Passage as it's a pleasant and quiet Lane where I (and my son when he joined me) would happily see and hear the birds nesting in the trees of the fab wilderness that was part way down. To my surprise last year I saw that it has all been cleared and now has this planning being put forward. I was very upset and dismayed to hear that yet another inner city plot has been created for housing which is already a pretty built up area. I can only think that with the gradient of the hill there will be many issues with building. I also believe there is a natural spring along the lane as often on my walks I have to be wary of the very wet and muddy track that doesn't drain quickly, I'm sure the trees would have helped a lot with drainage. On investigation I have seen the plans of the dwellings and think how they would affect the local residents with overlooking the properties below and not a picturesque view for those above. Many residents park on the lane and have garages so im sure will not be happy with the likely blocking of such a narrow lane when construction takes place. I hope that my view will be taken into consideration as that of an individual who takes great interest in the future development yet sustainability and beauty of this impressive city.

49 Yarborough Road Lincoln Lincolnshire LN1 1HS (Objects)

Comment submitted date: Sat 22 Apr 2023

The access along victoria passage can barely maintain the current level of residential traffic. Victoria passage will become unusable with the addition of building machinery and eventually increased residential traffic.

There is currently extensive building work in the area that has been in progress for at least the last 3 years causing noise and traffic disruption, further simultaneous building work will only increase the current disruption.

Parking is already a premium around the area, and hard to find space at the best of times, adding further vehicles (trade vehicles in the short term and then residential vehicles) will only compound the issue.

Construction of the dwellings will remove much needed and valuable green space in the area.

New dwellings will decrease the already declining period look of the area. Becoming an eyesore to a very architectural beautiful area.

42 Alexandra Terrace Lincoln Lincolnshire LN1 1JE (Objects)

Comment submitted date: Sat 22 Apr 2023

My objections are as follows:

1. The the development of the proposed building (foundation and sewage pipes construction, etc.) may lead to the land slippage close to the site (clay soil and an underground spring), which may apply negative impact on the neighboring properties
2. The north boundary of the proposed development is right on the edge of the passage opposite my parking space. The vehicle access to my property's parking space will be severely restricted and potentially unsafe. It is already difficult for vehicles to park in the space due to the large wooden fence that has been constructed recently.
3. The proposed building will block the great views of the city from my house which was the main reason of my purchase of it. It will a big shame of losing the beautiful views.
4. The loss of wilderness in this heavily congested area. There has been a loss of trees already.
5. The proposed building will overlook properties on Alexandra Terrace. There will be little privacy in their gardens.

46 Alexandra Terrace Lincoln Lincolnshire LN1 1JE (Objects)

Comment submitted date: Sat 22 Apr 2023

We want to express our concern about the planning application to build two houses on the orchard land belonging to 41 Yarborough road. The plans outline the houses would face into Victoria passage and use this as their full and only access, this faces our property. Although our front door is on Alexandra terrace, the main windows of our house and the living room in particular, and our garden, face Victoria passage, which we also use/need to access our house. We are greatly concerned about the impact of any such build on the proposed site and the implications for our house.

1. Stability of the land. The trees on the land kept it stable. Now these have been removed there is concern about the effect on the land. We understand there are underground springs that flow in this whole area and are concerned how the flow would be effected by the proposed build and the subsequent effect on the land and houses around. Piling would be needed due to the instability of the land, as

experienced by neighbours of the ongoing Alexandra terrace build, this would greatly impact on the area and concern is about impact directly to the land adjoining the proposed site following the subsidence of the Alexandra terrace footpath. The build could be extended, like the Alexandra terrace build, and cause undue stress to those living nearby.

2. Loss of privacy. The planned houses are not in keeping with the area. The proposed plans show housing that would greatly invade the privacy of our house, and of our neighbours, looking directly into our properties. An adjacent site was restricted to a single storey house.

3. Loss of view. Previously neighbours to the proposed site were only granted to build a single storey home to protect the privacy of neighbouring homes, but also to protect the view of the city that the Alexandra Terrace homes have. The view is a very valued, special feature of our house and any loss of view would be devastating.

4. Noise pollution from the build and increased traffic. There's already increased noise in our garden due to the orchard trees being removed. They absorbed so much of the traffic sounds, buildings will deflect it. There would be increased noise from work vehicles travelling along the terrace as well as from the work itself. If piling is needed the noise would greatly effect families living opposite, disturbing those with young children and those working from home? Our gardens are a place to rest and relax, which would be greatly impacted.

5. Air pollution. Dust etc from any building work would greatly effect the quality of the air in the neighbourhood, as would additional traffic associated with the build. The freedom to sit in our garden and enjoy fresh air, and to hang our washing out in the garden would also be impacted from the dirt and dust created by the work on the site.

6. Increase in traffic during build and after. Apart from the additional noise and pollution I have outlined there is the damage work vehicles would cause, to the already worn passage way. It is not a suitable surface for that kind of traffic. It is a means for residents to park their cars on their property due to the lack of parking, especially for our side of Alexandra terrace, on which we cannot park. Even though we have a parking permit it does not guarantee a space. Even with parking spaces included the plans, additional visitors to the properties would be looking to park on Alexandra terrace/ Victoria street or terrace, in what is already outnumbered capacity due to two sides of the road only having parking access to one side. The new build would increase the number of cars using Victoria passage even further.

7. Concerned about possibility of damage to our property as it is on the edge of the proposed site. The green shed at the end of our garden, shows the end boundary of Alexandra Terrace properties and highlights how narrow Victoria passage is. It may have an appearance of being wider in different parts, but this is due to people giving up part of their garden to be a parking space for their car, it is still their land.

8. Restraints on access to our house during the build and after. The concern is work vehicles blocking Victoria passage, and the lack of space and congestion which will be caused by the car parking spaces/access for the proposed houses. As the layout of our house on Alexandra terrace includes narrow stairways access from the rear of our house is vital, to remove items of furniture etc...but even more importantly access for emergency help such as the ambulance that helped our mum.

9. Inability of big vehicles to travel along Victoria passage. The council refuse collectors don't collect along the passage as they say they don't have vehicles that

would fit. They refused to collect from our house for my elderly mum, they wouldn't come that far along, so how would rubbish be collected from the proposed new houses? An ambulance attended for my mum and paramedics had to use a stretcher through the back door/garden due to the design of our house. The ambulance had to reverse down Victoria passage from Alexandra terrace in order to be able to drive that way out again, the ambulance unable to fit the tight bends at the other end of Victoria passage onto the hill of Victoria street. So how are work vehicles going to access the site? The truck used to clear the Yarborough road site blocked Victoria passage, and our access, and we had to ask for it to be moved in order that we could collect garden rubbish, which we have to take to the tip, because the garden waste truck can't get down Victoria passage either. Access to our properties should be kept clear all times, how would this be ensured whilst build work was in progress? How would ambulances access our houses from the back if there was an emergency? How would the fire brigade deal with a fire at the proposed houses if a fire engine can't fit down Victoria passage?

10. Damage to Victoria passage, who will be held accountable to repair? Victoria passage is narrow, and only in part adopted by the council. Any kind of work vehicles using the passage continually would undoubtedly cause additional wear and tear to the passage surface and consequently impede access for those of us who need to use it for access or parking.

11. The build would add to the density of property and vehicles already in the area. I was very sad to see the orchard cleared in such a way. I appreciate neighbours who keep the height of trees in check to maintain the view of the city we have, but removal of all the trees was very sad, not least for the wildlife that used them. I'm sure that bats we saw flying around in the evening used the trees for roosting.

12. Our mum recently passed away and we have had to make the decision to sell our family home of more than 60 years. We are now concerned that the prospect of a proposed building site opposite could deter potential buyers, devalue our home, and the impact of the build itself on those who do hopefully purchase it. It has been a wonderful home, with fantastic views across the city, and don't want its future to be impacted in the ways we have outlined above.

We hope that all the points we have raised will be taken into consideration by the planning officer and investigated thoroughly.

Yours Faithfully,
Mrs P. Gilmore and Mrs J.M. Dawes.

**Wood Sorrel Cottage Wood Lane Newark NG22
0GX (Objects)**

Comment submitted date: Fri 21 Apr 2023

I wish to object to the planning application ref 2023/0217FUL - 41 Yarborough Road, Lincoln LN1 1JS

Access/Health and safety

I am contracted to carry out maintenance work on Victoria Cottage, Victoria Passage in conjunction with other property maintenance.

I cannot access Victoria Passage from Victoria Street due to the tight turn in and parked cars opposite the turn. I therefore have to access Victoria Passage from Alexandra Terrace. I drive a medium sized van and find it extremely difficult to navigate Victoria Passage due to its restricted width.

I have been further inconvenienced by large builders vehicles blocking access off Alexandra Terrace to Victoria Passage whilst they struggle to find a place to unload or are actually unloading for work at the end of the street.

The proposed development on Victoria Passage represents an even more restricted site than that at the end of Alexandra Terrace.

How is this proposed development to be supplied with materials?

How is the spoil and other materials to be removed from site ?

Where will the lorries park to unload and collect ?

How will large vehicles get down the Lane ?

Who will maintain and pay for the maintenance of the unadopted Lane whilst construction is under way.?

What safeguards will be put into place to protect the interests of the adjoining neighbours property that back onto the Lane ?

Who will enforce this protection ?

Where will the construction workers park their vehicles during the build ?

How will the residents and those such as myself who have business along the Lane access their properties ?

How will the emergency services gain access should there be an emergency bearing in mind that for Victoria Cottage, The stables and the Gables Victoria Passage is their only means of access.

Planning Application/ Materials/Stability of the land

Study of the proposed plans submitted by the architect shows them to be at best inaccurate and misleading, or at worst a work of fiction.

"The Block Plan" shows the North face of the proposed development fronting onto Victoria Passage. This positioning of the front elevation is wrong. They have moved the frontage out past what is owned by 41 Yarborough Road by approximately one metre. I have photographic evidence of the old boundary wall before the clearance of the site and the felling of the trees, a number of which were outside the curtilage of the property.

The siting of the proposed development will further restrict access along Victoria Passage by reducing its width and making it very difficult for existing residents of Alexandra Terrace to access their own properties.

Further, as the footings, to comply with Building Regulations, will have to be wider than the house walls they will extend further into Victoria Passage thus causing a trespass.

Will negotiations be entered into by the developer to pay rent on land maintained at

the owners of Alexandra Terraces Expense ?

Who will police and enforce any agreement ?

Returning to the submitted plans under the heading "Proposed Floor Plan" the plan marked "Site Section 1.200" is completely wrong and bears no relationship to the actual topography of the land.

The drawing shows what appears to be a retaining wall immediately in front of the Northern elevation of Victoria Terrace. This is shown on the drawing as retaining a massive volume of land, allowing for gentle slope leading up to a patio and the houses themselves.

In reality this boundary is not a retaining wall, it is a garden fence. How a garden fence will be able to hold back what will be several hundred tonnes of material is open to question.

The land actually slopes in an almost linear line from the base of this indicated garden fence/retaining wall to the base of the front outer face, that is the north face, of the proposed development.

Therefore all the land, including that which the proposed development sits on (shown shaded in grey) will have to be made of imported material foreign to the site.

That represents a colossal amount of material with a corresponding massive additional weight being placed on ground where no stability survey has been submitted as part of the Planning Application. Just a vague commitment to produce one in the future, this for land with a known record of instability.

If the land is stable why do building Control insist on piling to bedrock on all new developments in the area ?

One cubic metre of 10mm aggregate weighs in the region of 1.500 metric tonnes.

To visualise that against what will be required to level the site a cubic metre can be represented by a building suppliers bulk aggregate bag.

Bearing in mind that aggregate is heavier than soil then volume for volume there will be a substantial increase in weight placed on the site.

Will that help stabilise the land or not ?

Finally

The architects conclusions. Point 6 of their submissions are totally at odds with the reality of the situation.

The proposed development does not relate well to the existing pattern of development being between 30-50% larger in volume and height compared with Victoria Cottage next door. Nor does it step down but steps up with a massive proposed infill to bring it to the level of Victoria Passage.

The proposals do not "make effective and efficient use of the site area"
They dominate and intimidate the surrounding area.

The development does not harmonise in any way whatsoever with surrounding properties, particularly in scale, therefore does not "coalesce".

"The proposals low for the incorporation of appropriate landscaping

and boundary treatment". The cutting down of all trees on the site as well as the destruction of all the shrubs and natural habitat for wildlife and species such as bats does not define " appropriate landscaping and boundary treatment".

Surely if the proposed development was sympathetic to the area, as they claim, they would have made every effort to safeguard and incorporate as many of the mature trees as possible ? That would have enhanced the development more than a few " arty impression" trees stuck on the drawings.

It is also interesting to note that on the architects submission they chose to use photographs showing trees in situ. All have now been felled. Nothing remaining. Driveways will not be able to be accessed or egressed safely. Occupants of the proposed development will have to pull out blindly onto Victoria Passage because of the design and will only be able to get into their drives by driving over the private property of the houses on Alexandra Terrace.

To summarise :

So far, trees have been cut down, habitat lost, an illegal fence without planning permission has been erected. The fence has been put up outside the curtilage of the property, thus representing a land grab, or theft. The plans are inaccurate and support the false acquisition of land and the footings as shown will constitute a trespass.

No stability report has been submitted with the application. Why not ?

This unfortunately brings to mind the expression "winging it".

I am of the strong opinion that not only is the proposed development inappropriate but is more worryingly unsafe. I have serious concerns for the properties on Victoria Terrace and for their occupants as well as the occupants of the proposed development due to the known unstable nature of the ground.

I urge the Council to reject this application for the reasons I have stated above but primarily on safety grounds. I felt it beholden on me to place my fears on record and in the public domain, as we all have a duty of care for the safety of everyone.

Paul Read

68 Alexandra Terrace Lincoln Lincolnshire LN1 1JE (Objects)

Comment submitted date: Thu 20 Apr 2023

I wish to express my concern about the proposed plan for 2 dwellings on land belonging to 41 Yarborough but actually located on Victoria Passage - an area that runs along the rear of my property and a number of other residents.

As residents we have suffered constant building work for the last 20 years with properties being built on Yarborough Road. And for the last 6 years another nightmare involving the erection of 4 new houses. These were scheduled for completion 2 years ago and they are still in the process of being built. The heavy plant, constant noise, pollution and , let alone parking issues, have ruined lives for

years.

The current plans for 2 dwellings along Victoria is not acceptable - there are so many issues including: suitability of development of the confirmed; an underground spring in the immediate vicinity of the site which could cause localised flooding; the current sewage system is already overloaded; the scale of the site is not in keeping with surrounding area - this area is already over-developed!; Victoria Passage, as an unadopted road is NOT suitable as an access road for the development by heavy construction plant and the installation of utilities; the noise disturbance will be horrendous, as it has been for years - we have had enough; parking is another issue - we have serious problems already - if the residents who park their vehicles at the rear of their properties along Victoria Passage no longer have that facility - where will they park - no Alexandra Terrace - there is no room; there is an environment issue - all established trees and shrubs have been removed and created a potential threat to the stability of the hillside. There are many more issues I'm sure will be raised by other residents - please consider seriously before granting permission.

34 Long Leys Road Lincoln Lincolnshire LN1 1DP (Objects)

Comment submitted date: Thu 20 Apr 2023

Having worked at properties on Alexander terrace I know that the alleyway behind the houses is too small to cope with the extra traffic this project would bring. I think squeezing two properties onto what is a garden is very poorly conceived and will detract from the area.

Roxby House Moor Road North Owersby Market Rasen LN8 3PR (Objects)

Comment submitted date: Thu 20 Apr 2023

Will have a negative impact on the properties surrounding the area. Many are old properties and already showing cracks where the ground has shifted over time. Disrupting the ground during building works will have more of an impact on these properties.

30 Victoria Street Lincoln Lincolnshire LN1 1HY (Objects)

Comment submitted date: Thu 20 Apr 2023

My husband and I live on the corner of Victoria Passage and Victoria street at No 30 Victoria street, and as such I am hugely concerned about the construction of more housing in this area, and the subsequent effect these new developments are having on our community.

Each development brings with it, congestion of housing, roads, and increased traffic in an already congested area. We have chaos on the hill, from residential traffic and service providers, such as delivery vehicles, repair and maintenance services etc,

each new house brings more and more traffic to an already crowded area.

The corner on which our house is situated, has seen numerous encounters of vehicles getting stuck trying to get access to the passage, the houses either side have been scarred on the walls.

We have reached a saturation point of housing in this area.

Construction traffic has been a nightmare, causing road damage and inconvenience , and Victoria passage construction with regard to noise and subsequent quality of life will be unbearable.

Yours

Jacqueline McCaughern

30 Victoria Street Lincoln Lincolnshire LN1 1HY (Objects)

Comment submitted date: Thu 20 Apr 2023

This is a formal objection of to a proposed dwelling development on Victoria Passage.

I, amongst other residents in my area strongly deplore and oppose any new developments on Victoria Passage. The reasons for my objection are;

1. Noise pollution because of work; There have been several large scale developments in this area already in recent years (Erinalice Court at the top of Victoria Street, and Bailgate Mount on Victoria Street. The time scale for both projects were vastly underestimated and didn't include the extra time required for negotiating heavy machinery up a very steep hill. This problem will be exacerbated by the extremely limited and difficult access to Victoria Passage. (Very narrow and tight turn off Victoria Street or steep turn from Alexandra Terrace into narrow lane.)
2. Car parking; Even of car parking bays of some description were included in the development's plans, the dwellings would attract further vehicles being parked in an area that is already far beyond its car parking limit.(Friends, and relatives of the occupiers of said properties.) As it is, it is very often impossible to find car parking spaces in the area, either in the residents designated spaces or 2 hour spaces.
3. There has already been land slippage close to the development (clay soil and an underground spring,) and this necessitated pile-driving into the ground. This would be impossible for this very restricted site because of the size of the pile-driving machines.
4. The loss of wilderness in this heavily congested area; Already there has been a loss of trees .(with no prior warning to the residents of the area.) The trees were well known to have been used by bats as roosting sites. With such disregard for wildlife already, I have no confidence that the developers will show any respect for the area or its residents, both human and otherwise.

25 Westcliffe Street Lincoln Lincolnshire LN1 3TZ (Objects)

Comment submitted date: Thu 20 Apr 2023

The access to this area is incredibly tight and really not suitable for further vehicles. It is difficult to negotiate and will cause further problems for the current householders and Tennant's, already struggling with limited access. Also, there is a very potential of ground slippage and destabilisation on the whole hillside. As was seen a few years ago with spring hill. The moving springs that appear all along the escarpment will be further affected by the building work, potentially causing more damp problems for the other properties in the area.

10 Longdales Road Lincoln Lincolnshire LN2 2JU (Objects)

Comment submitted date: Thu 20 Apr 2023

I am writing an objection to the planning for two 2 story houses on Victoria passage. The location is a small highly populated area with families and elderly people! The local community look after the community space that is liquorice park this small area that the proposed plans are for was a wonderful tree covered space which local wildlife thrived in!

My objections are on the basis of cramming to houses in a small area which will not only encroach on the privacy of the houses on Victoria terrace! Their houses and gardens will be completely overlooked by these two properties! The two story buildings will also stop the wonderful views that the residents in Alexandra terrace have!

The area is made up of older properties and new builds should be built in keeping with the aesthetics of the local area. Many people work from home and the noise and air pollution in building these houses will greatly impact their lives.

The passage is not suitable for anything more than a small car and the area the proposed plans are is not large enough for work vehicle to park on so where would these vehicles park? On the passage blocking access to the residents drives or on the road taking up spaces residents pay permits for.

I really hope the plans are seriously looked at as I feel as though no thought has gone into the plans and their design when other plans have been limited to a single story building.

10 Longdales Road Lincoln Lincolnshire LN2 2JU (Objects)

Comment submitted date: Thu 20 Apr 2023

I am writing an objection to the planning for two 2 story houses on Victoria passage. The location is a small highly populated area with families and elderly people! The local community look after the community space that is liquorice park this small area that the proposed plans are for was a wonderful tree covered space which local wildlife thrived in!

My objections are on the basis of cramming too many houses in a small area which will encroach on the privacy of the houses on Victoria terrace! Their houses and gardens will be completely overlooked by these two properties! The two story buildings will also stop the wonderful views that the residents in Alexandra terrace have! The area is made up of older properties and new builds should be built in keeping with the aesthetics of the local area. Many people work from home and the noise and air pollution in building these houses will greatly impact their lives.

The passage is not suitable for anything more than a small car and the area the proposed plans are in is not large enough for work vehicles to park on so where would these vehicles park? On the passage blocking access to the residents' drives or on the road taking up spaces residents pay permits for.

I really hope the plans are seriously looked at as I feel as though no thought has gone into the plans and their design when other plans have been limited to a single story building.

41 Victoria Street Lincoln Lincolnshire LN1 1HY (Objects)

Comment submitted date: Wed 19 Apr 2023

This planning application should be refused for the following reasons -

The planning application needs to take into account that the proposed access for the occupiers and their vehicles would be on a private road (unadopted road), which they cannot just use without prior permission and the current residents would not grant this. In addition, as the access is a private and very small lane (which the occupiers have already attempted to take and reduce further without permission) not only would it be difficult for any of the construction vehicles to access, but any scaffolding required to build the property would not only be on private land without permission but would block many residents from accessing to their private parking spaces.

The council should not be swayed by the misleading use of words within the application, stating 'vacant' garden, which is an attempt to mislead the planning committee, as this is the current garden for a property, which can and would be used by the occupiers, and is not a derelict plot. Also, the current plot did have many bushes and trees on the site which housed wildlife, yet this was all stripped prior to the planning application. Furthermore, figure 15 onwards are not providing a true representation of the access to the proposed property as the current area is not surrounded by trees but by a private road/access which leads to private parking for the residents of Victoria Street.

The development is not in keeping with the area, as most of the surrounding houses are Victorian semi-detached and terrace houses and from the north view this design does align with these buildings. The plans also suggest that the loss of privacy is minimal which may be the case for the houses north of the property, however the

property south of the development would lose most of their privacy.

Considering there has been subsidence within the surrounding area, there is a lack of documentation in relation to the stability and suitability of the development on this site. There are also underground springs in the immediate area, therefore further developments may increase the risk of flooding, if these springs were disturbed.

West Parade is already struggling with the current pressures, hence the A4D clause, yet this is just another way to get around this clause by building further houses in small space with reduced accessibility. This area, as you know, is already struggling with regards to amenities and the current sewer system as it is full to capacity, therefore it would not cope with any further pressures.

40 Alexandra Terrace Lincoln Lincolnshire LN1 1JE (Objects)

Comment submitted date: Tue 18 Apr 2023

I am writing this email in opposition to the proposed planning permission being sought for two dwellings on Victoria Passage. I am the owner of 40 Alexandra Terrace which is directly opposite the proposed site.

Below I will detail a few points I wish to raise to you in opposition of the plans. I do feel as though there has been no thought gone into the plans and the people who have drawn up the plans have clearly not investigated the location. There is complete disregard for all the neighbouring properties and people's lives.

Safety

One of the main concerns I have is in relation to safety if planning permissions is granted. The area they wish to build is only accessible via a small poorly kept dirt track. I have seen the effect building work has and the disruption it causes on main road so I can only begin to imagine what effect and detriment it will have on this track. It is not a road it is called Victoria Passage for a reason. It is small and is not maintained by the council therefore we as local residents look after it. I myself have a medium sized family vehicle and I at times struggle to get down the track if people are working or people have parked badly. This small track is not suitable for large vehicles let alone heavy goods vehicles. The trucks that would be required to deliver building supplies to the location or take away soil and rubble would not fit. The only way vehicles can access this passage is via Alexandra Terrace, most cars are able to drive out of the turning at the other end of the passage and onto Victoria Street. This however can be tricky even for smaller vehicles due to cars that park legally opposite the turning. No large vehicle would be able to make this turn without causing damage to the properties either side of the turn or vehicles opposite the entrance. Therefore, they would have to reverse either down the track to the drive out the same way or if they drove forward down to the site, they would then have to reverse all the way back. This will put people in danger having large goods vehicles reversing up or down the track as members of the public use this track to walk down, take dogs for walks or allow children to ride bikes. The risk is great due to the

blind nature of the track as it bends halfway down. These large trucks that would have to reverse would not see a small child playing on the track or on their garden which back straight on to the passage.

Track

The track itself is not suitable for large vehicles due to it being a dirt track with large potholes that form which residents deal with. These holes are formed from limited small cars driving up and down so I could only imagine the damage that a large truck would cause. It itself is not wide enough for anything large to travel up and down it. The property lines go right up to the edge of the road with some houses having shed to the edge of their boundaries. There is a small shed on the edge of a property which would be opposite the proposed site. This would mean no vehicles would be able to come out of the site at the area without causing damage to the shed.

Hill

Due to living on a hill in older properties the ground is not stable we have seen cracks already appearing in the properties that is being caused by trucks currently driving along Alexandra terrace for another building site. The trees which have been cut down would have been great support to the hill. We can see the damage the building work towards liquorice park has caused to the public footpath. The currently building has caused a large section of the footpath to completely collapse in rendering it unsafe for pedestrians. This was a new purpose-built path- I dread to think of what affect building will have on Victoria passage. The digging on that hill will cause the passage to collapse which will then have a knock-on effect to our drives and gardens which will in turn effect the stability and foundations of our houses. If the passage was to collapse even a small amount then this will make our properties inaccessible. Many people who live on that row of houses solely use their rear door for access to and from the property.

View/Height

The small building that is next to the proposed site was limited to one story building so as not to block the view of the properties on Alexandra Terrace. Due to this they were only able to build a single story Dorma bungalow. I cannot see how they would be able to have a 2-story building in that location when the neighbouring plot was limited to single story.

Privacy

The properties on Victoria Terrace's will be directly overlooked, they will have little to no privacy in their gardens or in the rooms that are at the back of the property. The proposed building have the majority of its windows looking out onto the city so as to make the most of the view. This view that we as residents had grown to love. I brought this house due to the great views it has which are not looking to be blocked by two large two story houses. No regard has gone into the fact these two building will block at the very least 6 properties views.

Disruption

Many people work from home and the disruption will be great- noise and

environmental pollution would be unbearable for the residents. This is a small residential area that is not a through road, so it is the perfect area for family and elderly people to relax in their houses taking in the wonder view. This will be majorly disrupted by the vehicles travelling up and down all day. We also like to sit in our gardens, but these gardens will be right in front of the site so how could we relax or hang out our washing when heavy machinery will be going constantly, and dirt and dust being flung around. I have heard that they have stated that they would take large vehicles up the road and decant items into smaller vehicles to travel down to the site. I don't know where this transfer could occur as it is a small road with vehicles parked on one side due to the narrowness of the road. There is a small turning space at the end by Liquorice Park that residents use to turn around this is not a suitable site as access is always required. The houses are small terrace houses that face straight onto the road so large work truck driving up and down.

Access during building

The drives the properties on Alexandra terrace have back straight onto the track (Victoria passage) there is not enough room for delivery trucks or builders' vehicles to park while building is being done and they cannot use the track to park due to the constant access the residents on both Alexandra terrace, Victoria terrace and yarborough road need. Many residents solely use their drives and do not have a parking permit to park on the road due to cost and the fact that the amount of vehicles on the road means parking is tricky. I can just foresee that large lorries, trucks and vans lining the passage and blocking access too or from our drives. The residents have a right to be able to get off their drives and should not have to wait for van to be moved all the time. The site is so small there would be not space to store building material whilst the build is ongoing therefore numerous trucks will need to deliver supplies daily which will also make getting to and from our drives a nightmare. There are times people will need to get to places in an emergency and they should not have to wait for deliveries or builders to get out of their properties.

Access for both existing drives and new drives

The track is a thin track and at times it can be tricky to get on and off our drives when neighbours park obscurely. The proposed plans show two driveways either side of the properties these vehicles will struggle to get off their own drives due to buildings at the end of the properties of Alexandra terrace. We have opened our drives to allow our vehicles turning room onto the track. We have also done this due to the blind nature of the track and the fact children and dogs run down it. A drive next to a building would not allow vehicles to get on or off the drive easily. That paired with the blind vision that they would have as they would not be able to see past the buildings therefor putting other drivers and pedestrian in danger. They have proposed the buildings to be built right up to the Victoria Passage therefore making driving and access to our properties harder.

Bats

I have personally seen bats in the trees which were cut down- clearly no though has gone into wildlife and protected animals nesting sites. The people who had the trees removed are clearly only thinking of profit and not in relation to the local area and the protections that bats carry.

I really hope that you can take into account my concerns and comments and really look into what we are raising and why we are opposing the plans.

14 Alexandra Terrace Lincoln Lincolnshire LN1 1JE (Objects)

Comment submitted date: Sun 16 Apr 2023

Concerning the various issues, directly relating to:

Access, Noise pollution, Vibrations and movement, Stability of the land,
Environmental dust and air pollution.

Furthermore there will be significant loss of privacy and light to those in immediate vicinity.

6 Avenue Terrace Lincoln Lincolnshire LN1 1JB (Objects)

Comment submitted date: Sat 15 Apr 2023

These two houses would be constructed at the back of the house im currently in. We have been struggling with building work surrounding us and disturbances all year and this new building work would cause a claustrophobic environment, noise pollution not to mention the loss of privacy

Consultee Comments on revised drawings



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

District: Lincoln City Council
Application number: 2023/0217/FUL
Application Type: Full
Proposal: Erection of 1 dwelling (revised plans)
Location: 41 Yarborough Road, Lincoln, Lincolnshire, LN1 1HS

Response Date: 10 November 2023

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

General Information and Advice

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

Application number: 2023/0217/FUL

Application Type: Full

Location: 41 Yarborough Road, Lincoln, Lincolnshire, LN1 1HS

Highway and Lead Local Flood Authority Report

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

Recommendation: No Objections

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

Comments:

The revised proposal is for the erection of 1no. dwelling and it does not have an impact on the Public Highway or Surface Water Flood Risk.

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.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 00

The development hereby permitted shall be undertaken in accordance with the revised Construction Management Plan. The Plan indicates measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It includes;

- the phasing of the development to include access construction;
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This

should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

Informatives:

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Officer's Name: Justine Robson

Officer's Title: Development Management Officer

Date: 10 November 2023

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

Good Morning

Thank you for your email for the application above. This falls outside of the remit for comments by Anglian Water

The Pre-Development Team provide comments on planning applications (FUL/RM/OUT) for major proposals of 10 dwellings or more, or if an industrial or commercial development, more than 0.5 ha. 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 Pre-Development team on the number below.

Kind Regards

Planning Liaison

Telephone: 03456 066 087

Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT



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

8th October 2023

Your Ref: 2023/0217/FUL

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

41 Yarborough Road, Lincoln, Lincolnshire, LN1 1HS

Erection of 1 dwelling (Revised Plans).

Lincolnshire Police do not have any objections to this development

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

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

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

Yours sincerely,

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

Force Designing Out Crime Officer (DOCO)

Application Number:	2023/0705/HOU
Site Address:	35 Gresham Street, Lincoln, Lincolnshire
Target Date:	23rd November 2023
Agent Name:	None
Applicant Name:	Mr Tanzeel Rehman
Proposal:	Erection of single storey side and rear extension.

Background - Site Location and Description

The application property is 35 Gresham Street, a two storey terraced property. The application proposes the erection of single storey side/rear extension to the existing property.

The application is brought before Planning Committee at the request of Ward Councillors Lucinda Preston and Neil Murray.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 13th November 2023.

Policies Referred to

- National Planning Policy Framework
- Policy S53: Design and Amenity

Issues

To assess the proposal with regard to:

- National and Local Planning Policy
- Principle of the Development
- Impact on the Amenity of Nearby Properties and Occupants of the Dwelling
- Design and impact on visual amenity
- Highway safety, access and parking

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	No Objections

Consultee	Comment
Highways & Planning	No Objections
Environmental Health	No Objections

Public Consultation Responses

Name	Address
Cllr Neil Murray And Cllr Lucinda Preston	City Hall

Consideration

1) Accordance with National and Local Planning Policy

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

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

Paragraph 130 states that planning decisions should ensure that developments:

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

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

Policy S53 states that all development, including extensions and alterations to existing

buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.

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

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

Principle of the Development

Whilst the existing property does not benefit from a lawful development certificate to prove its use, the dwelling is recorded as live HMO on the Councils database and was declared to the council in 2015. Notwithstanding this, the application is a householder submission and proposes a single storey extension to the rear to accommodate expanded living space. Officers may therefore principally consider the physical and visual impact of the extension upon the neighbouring properties and the proposed occupants of the dwelling.

The application has received a request for consideration at planning committee by Ward Councillors on the grounds of the potential impact on the amenity of neighbouring properties and existing and future occupants of the property. The officer's report will cover all of the material planning considerations raised.

Impact on Amenity of Nearby Uses and Occupants of the Dwelling

The proposed extension would measure approximately 11.05m in total length and 3.1m in width. The new structure would have a single pitched roof measuring approximately 2.3m at the eaves and 3.45m at the highest point as it adjoins the adjacent attached offshoot of no. 33 Gresham Street.

Whilst the total projection is significant, the majority of the off shoot is existing and would be located on the boundary with the rear offshoot of No. 33 with a further total addition of approximately 4.8m onto the existing with 2.4m projecting beyond the neighbouring offshoot. As the extension is single storey and adds a minor projection beyond the existing, it is not considered that it would be unduly overbearing when viewed from No. 33, nor would it result in any significant loss of light. There are no windows proposed in the elevation facing No. 76 and therefore there would be no issues of overlooking to this neighbouring property.

To the opposite boundary the proposal would have a separation distance of approximately 1.15m to the boundary line with no. 37 Gresham Street, defined by a brick wall with planting above. The structure would have an increase in width by approximately 800mm and whilst it would have an additional impact, officers would not consider that the extension would be overbearing, nor result in any harmful loss of light. The extension replicates existing window openings to the side elevation and it is not therefore considered that this would create an opportunity to overlook.

With regard to the amenity of the occupiers of the premises, the extension would create an improved living accommodation, whilst retaining much of the larger garden space beyond the footprint of the development. The proposal would therefore result in an improvement in the amenity of residents occupying the premises.

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

Design and the Impact on Visual Amenity

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

In terms of overall footprint, whilst the extension would create a larger living space, it would retain the majority of existing garden space, ensuring that the character of the area and street is maintained. The proposals would therefore be in accordance with policy S53 of the CLLP.

Highways & Parking

Highways & Planning at Lincolnshire County Council have been consulted and confirmed that the proposed development would not be expected to have an unacceptable impact upon highway safety, a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Conclusion

The proposals would not have a detrimental impact on the residential and visual amenity of neighbouring properties, nor the amenity of the occupiers of the host property, in accordance with policy S53 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Recommendation

That the application is granted conditionally.

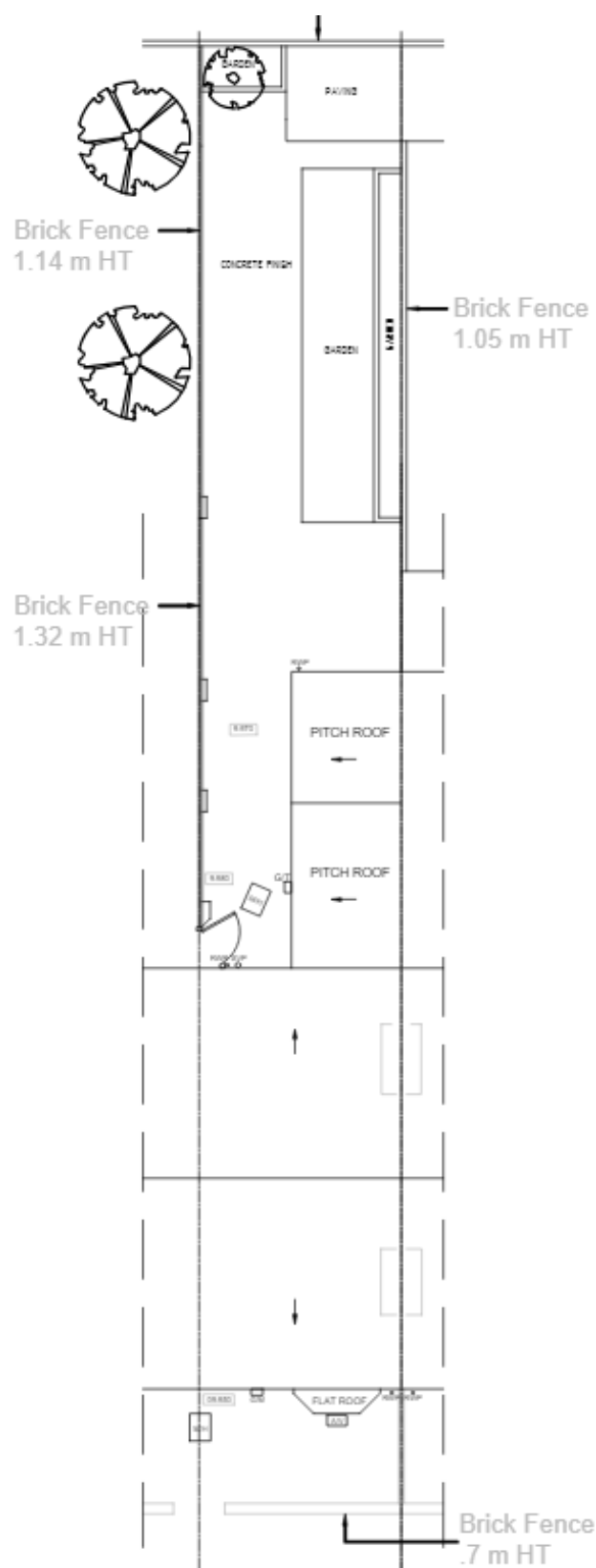
Conditions

- 3 Years for implementation
- Accordance with approved drawings.

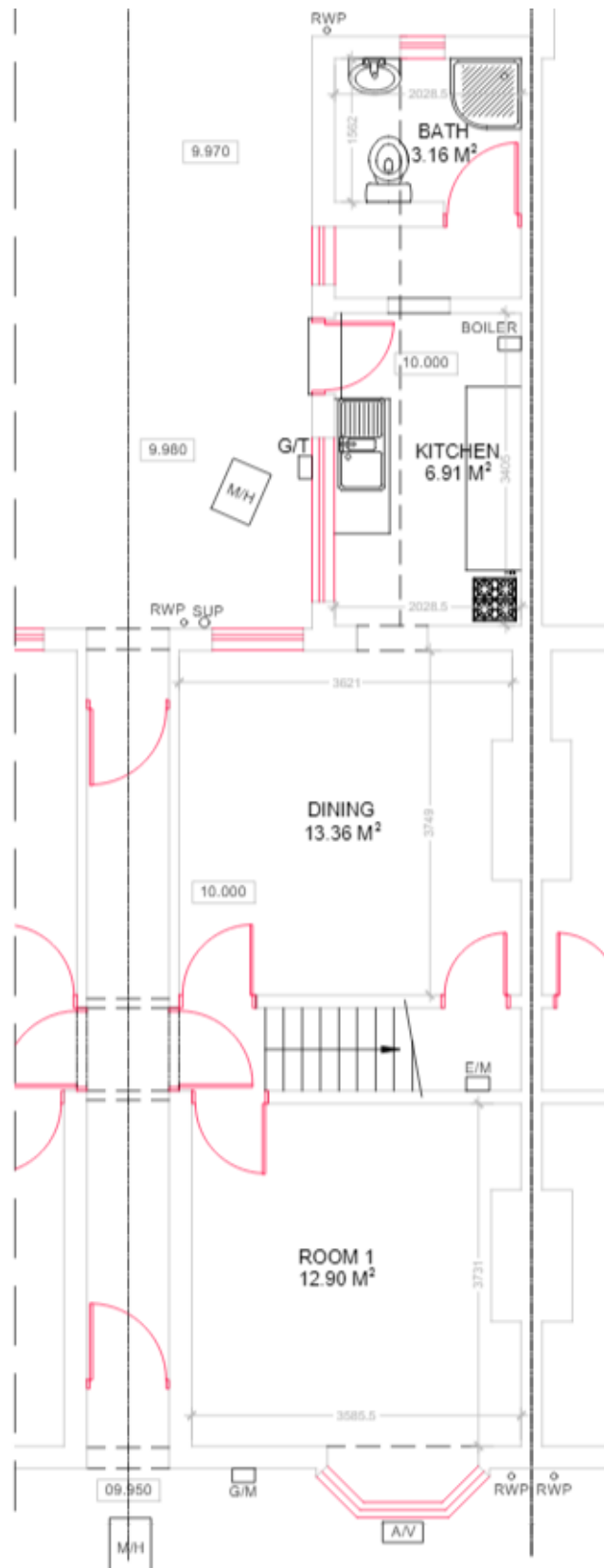
Site Location

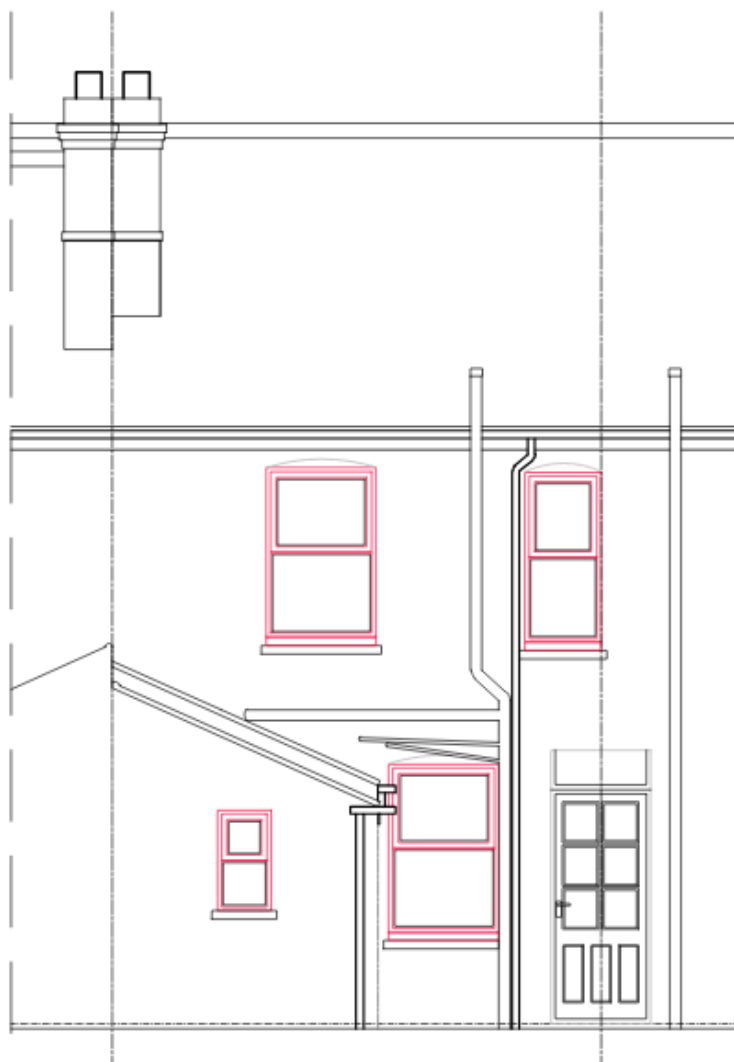


Existing Plans



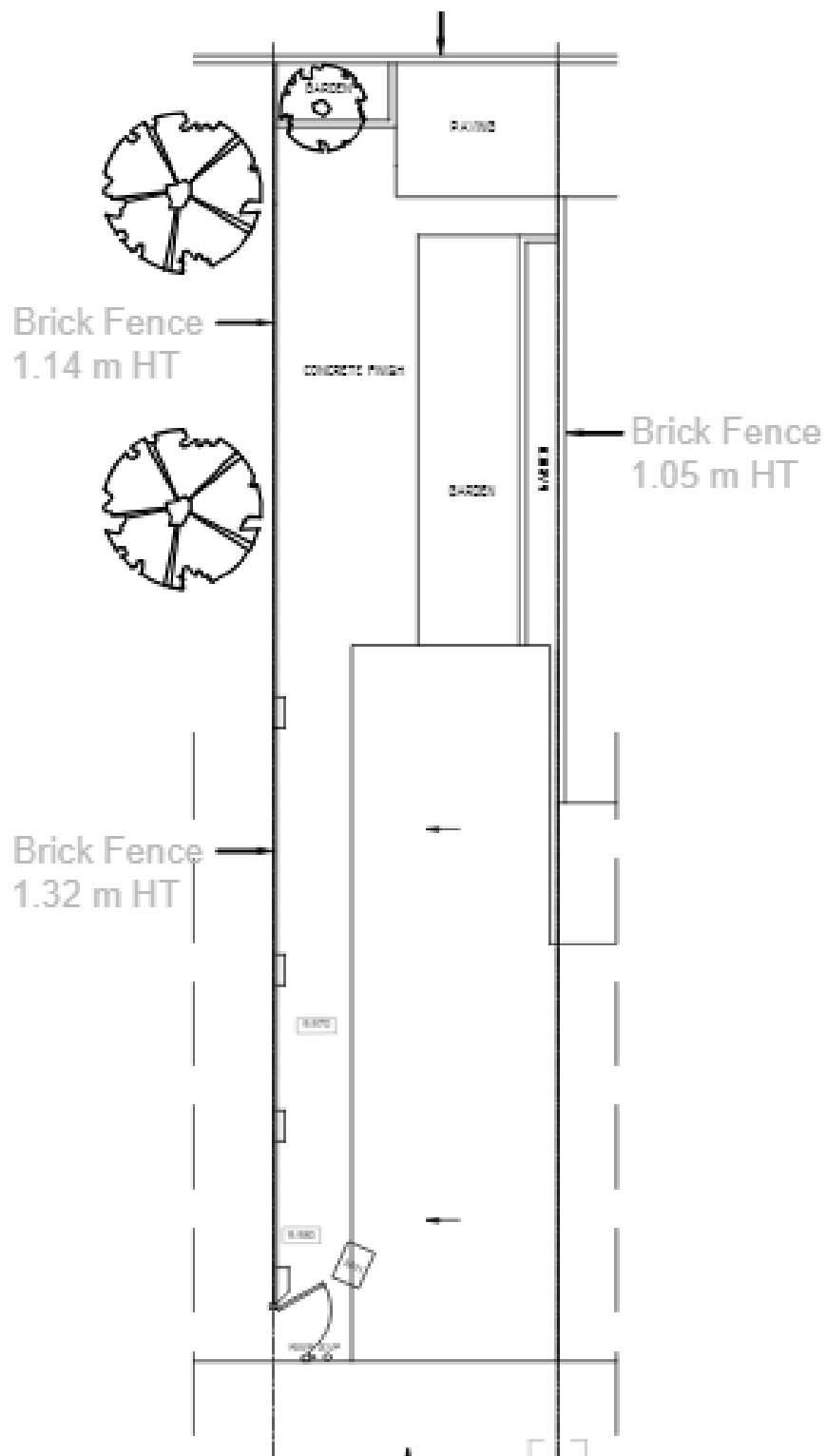
EXISTING BLOCK PLAN

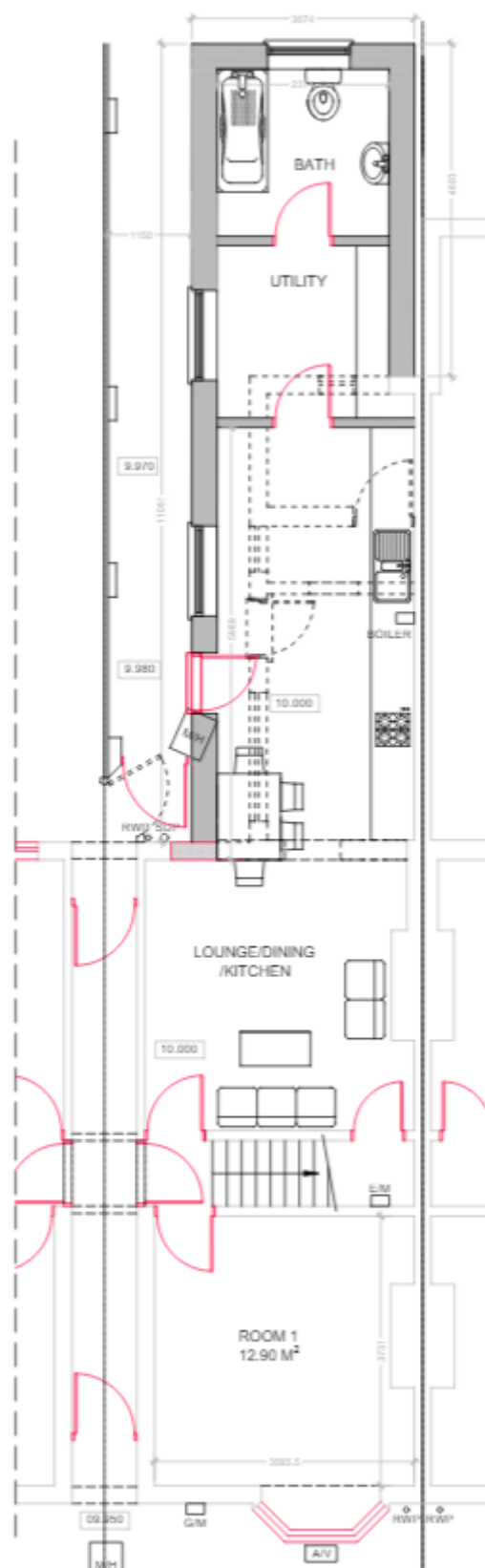






Proposed Plans







Site Photos















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

District: Lincoln City Council

Application number: 2023/0705/HOU

Application Type: Householder

Proposal: Erection of single storey side and rear extension

Location: 35 Gresham Street, Lincoln, Lincolnshire, LN1 1PZ

Response Date: 5 October 2023

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

General Information and Advice

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

Application number: 2023/0705/HOU
Application Type: Householder
Location: 35 Gresham Street, Lincoln, Lincolnshire, LN1 1PZ

Highway and Lead Local Flood Authority Report

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

Recommendation: No Objections

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

Comments:

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

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.

Officer's Name: Laura Rowett
Officer's Title: Senior Development Management Officer
Date: 5 October 2023

Application Number:	2023/0775/HOU
Site Address:	25 Tennyson Street, Lincoln, Lincolnshire
Target Date:	28th December 2023
Agent Name:	None
Applicant Name:	Mr Toby Forbes-Turner
Proposal:	Installation of an electric vehicle charge point

Background - Site Location and Description

The application property is 25 Tennyson Street, a two storey terraced dwelling located in the West End. The property is located within the West Parade and Brayford Conservation Area No. 6.

The application proposes the installation of an electric vehicle charge point to front boundary wall.

The determination of this application is delegated to Planning Committee as the applicant is an employee of the City of Lincoln Council.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 8th November 2023.

Policies Referred to

- National Planning Policy Framework
- Policy NS18: Electric Vehicle Charging
- Policy S53: Design and Amenity
- Policy S57: The Historic Environment

Issues

To assess the proposal with regard to:

- Accordance with National and Local Planning Policy
- Impact on Residential Amenity
- Impact on Visual Amenity and the Character and Appearance of the Conservation Area
- Highway safety

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	No Objections

Public Consultation Responses

No responses received.

Consideration

1) Accordance with National and Local Planning Policy

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

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

Paragraph 130 states that planning decisions should ensure that developments:

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

The application is for the installation of electric vehicle charging equipment to a residential dwelling and therefore Policies NS18 - Electric Vehicle Charging, S53 - Design and Amenity and S57 - The Historic Environment of the Central Lincolnshire Local Plan are relevant.

Policy NS18 states that the location of charging points in development proposals should be appropriately located to allow for easy and convenient access from the charge point to the

parking space/s, and be designed and located in a way which: a) minimises the intrusion of the charge point on the wider use and access of the land; b) minimises the risk of vehicle collision with the charge point; and c) has ease of access for maintenance and replacement of electric vehicle charging infrastructure.

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

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

Policy S57 states that states that development within, affecting the setting of, or affecting views into or out of, a Conservation Area should conserve, or where appropriate enhance, features that contribute positively to the area's special character, appearance and setting.

All development proposals will be assessed against this criteria below.

2) Impact on Residential Amenity

The application proposes the installation of an electric vehicle charge point to the front of the dwelling, located on the existing dwarf wall, adjacent to the highway. The charge point would be a single residential box measuring 1700mm (h) x 200mm (w) x 100mm (d) and would be positioned on the inner curved wall on the southwest corner of the boundary.

The installation of the box would have no material impact on neighbouring dwellings and would therefore be consistent with the requirements of policies S53 and NS18.

3) Design and the Impact on Visual Amenity and Character and Appearance of the Conservation Area

The proposed charging equipment would be of a minimal size, located on the inside of the boundary wall, ensuring accessibility to the adjacent highway, whilst minimising views from the public realm. The proposals would not therefore have any detrimental impact on visual amenity or the wider conservation area, in accordance with policies S53 and S57 of the Central Lincolnshire Local Plan

4) Highways & Parking

Highways have been confirmed that they have no objections to the installation of the electric vehicle charging point and have recommended that the use of the equipment is carried out in accordance with the published guidelines 'Electric vehicle and plug-in hybrid charging - Charging electric vehicles on-street'.

Conclusion

The proposed charging equipment would not have a detrimental impact on the residential and visual amenity of neighbouring properties and would preserve the character and appearance of the conservation area, in accordance with policies NS18, S53 and S57 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

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

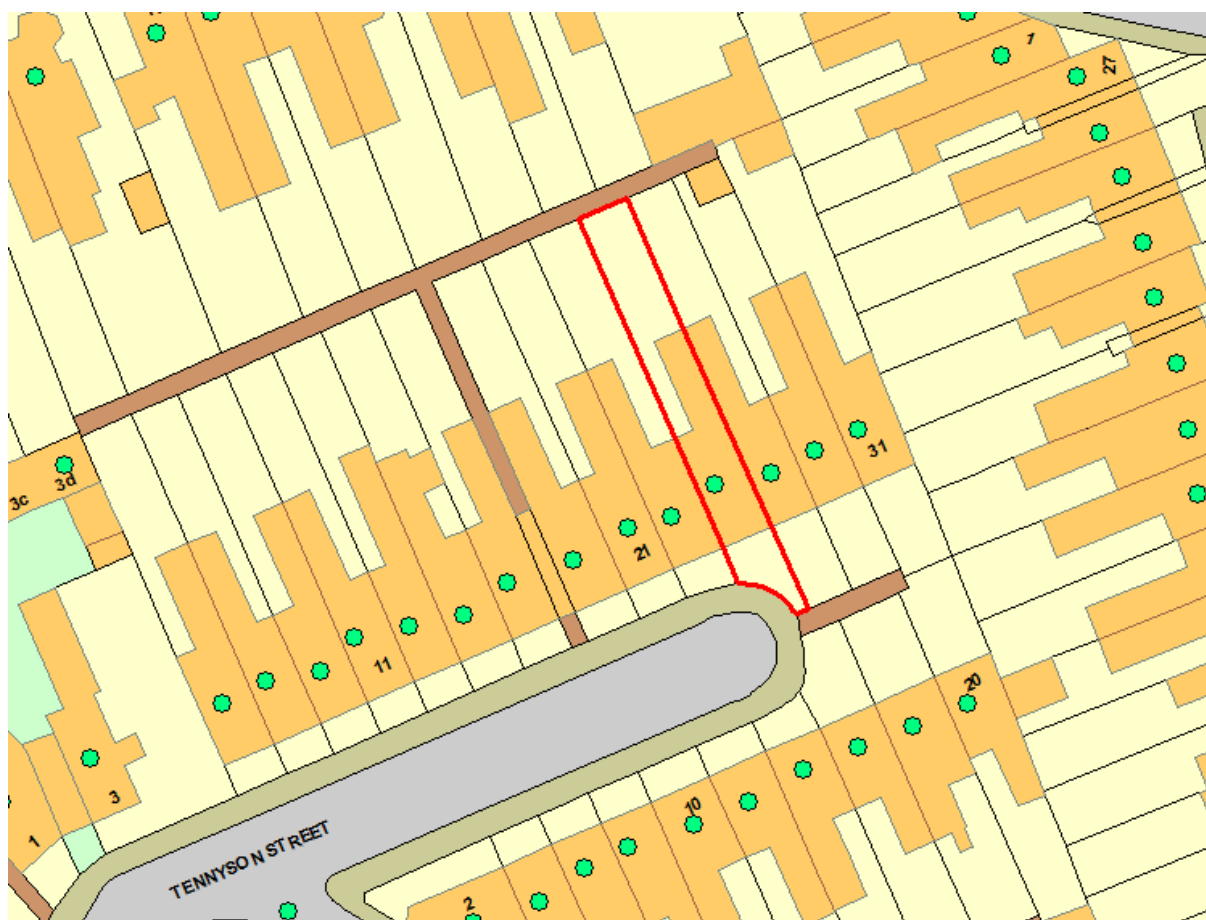
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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

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

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

Site Location



Charging Point Details

Details of EV Charge Point

Unit measures 170mm (h) x 200mm (w) x 100mm (d)



The image shows the Ohme Home Pro EV charge point, a black, rectangular unit with rounded corners. It features a central LCD screen displaying '0%' and '80%' with a blue progress bar. Below the screen are three blue buttons. The Ohme logo is printed at the bottom of the unit.

Ohme Home Pro

- Compatible with all Type 2 plug-in electric vehicles (EVs) and all electricity tariffs
- Compliant with the latest Smart Charge Points Regulations
- Control your EV charging via the charger buttons and LCD screen or our trusted app
- Choose from a 5m cable (included) or 8m cable (optional extra)
- 3G/4G connectivity for reliable charging
- Compact design: 170mm (H) x 200mm (W) x 100mm (D)
- 3-year warranty
- Price includes standard installation

Street View



A cable cover like the one below will be used over the footpath to ensure safety for pedestrians. This is in accordance with Lincolnshire County Council's policy advice on 'Charging Electric Vehicles On Street' see [Electric vehicle and plug-in hybrid charging – Charging electric vehicles on-street - Lincolnshire County Council](#)







This page is intentionally blank.



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

District: Lincoln City Council

Application number: 2023/0775/HOU

Application Type: Householder

Proposal: Installation of an electric vehicle charge point

Location: 25 Tennyson Street, Lincoln, Lincolnshire, LN1 1LZ

Response Date: 8 November 2023

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

General Information and Advice

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

Application number: 2023/0775/HOU
Application Type: Householder
Location: 25 Tennyson Street, Lincoln, Lincolnshire, LN1 1LZ

Highway and Lead Local Flood Authority Report

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

Recommendation: No Objections

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

Comments:

The proposal is for the installation of an electric vehicle charge point and providing that the relevant Lincolnshire County Council guidance is followed, it does not have an impact on the Public Highway or Surface Water Flood Risk.

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.

Note to Officer

Please refer applicant to relevant LCC guidelines that can be found at: [Electric vehicle and plug-in hybrid charging – Charging electric vehicles on-street - Lincolnshire County Council](#)

Officer's Name: Laura Rowett
Officer's Title: Senior Development Management Officer
Date: 8 November 2023

Application Number:	2023/0695/HOU
Site Address:	15 Allison Street, Lincoln, Lincolnshire
Target Date:	24th November 2023
Agent Name:	None
Applicant Name:	Mr Tanzeel Rehman
Proposal:	Erection of single storey rear extension

Background - Site Location and Description

The application proposes the erection of a single storey rear extension. The application property is 15 Allison Street a two storey mid terrace dwelling.

The application is brought before Planning Committee as it has been called in by Cllr Lucinda Preston and Cllr Neil Murray.

A certificate of existing lawfulness was granted this year for the continued use of the property as a Small House in Multiple Occupation (Use Class C4) 2017/1419/CLE. 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:
2017/1419/CLE	Continued use of property as a House in Multiple Occupation (Class C4) (Application for Certificate of Lawfulness).	Granted	2nd January 2018

Case Officer Site Visit

Undertaken on 10th November 2023.

Policies Referred to

- National Planning Policy Framework
- Policy S53 Design and Amenity
- Policy S13 Reducing Energy Consumption in Buildings

Issues

To assess the proposal with regard to:

- Accordance with National and Local Planning Policy
- Impact on Residential Amenity
- Impact on Visual Amenity
- Highway Safety, Access and Parking
- Reducing Energy Consumption

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	No Response Received
Environmental Health	Comments Received
Highways & Planning	Comments Received

Public Consultation Responses

No responses received.

Consideration

Principle of the Development

The existing dwelling is occupied as a C4 HMO which permits up to 6 individuals to live within the property. The application proposes a single storey extension to the rear to accommodate expanded living space and officers may therefore principally consider the physical and visual impact of the extension upon the neighbouring properties.

Local and National Planning Policy

Paragraph 11 of the revised NPPF outlines that decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

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

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

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

Impact on Residential Amenity

The existing single storey off-shoot measures approximately 6.4m in depth with a width of 2.6m. The mono-pitched roof project up towards the side, west boundary with 17 Allison

Street. This neighbouring property also has an off-shoot with a larger rear projection than the current application property.

The proposal will increase the projection of the off-shoot by 3.46m bringing it in line with the rear of No.17 existing off shoot, the width of the proposal would increase by 0.67m, the height of the eaves would be 2.2m and 3.9m high to the ridge, same as the existing.

The extension would be located on the boundary adjacent to the rear offshoot of no. 17 and have the same projection as No,17, the proposed extension would have a slightly higher ridge height. Notwithstanding this, No,17 existing off shoot would mitigate any impact from the proposed extension. Officers therefore consider the proposed extension would have an acceptable relationship with No.17.

The proposed extension would be located approximately 1m from the boundary with 13 Allison Street, the boundary is partly defined by a 1.65m high brick wall leading onto a 1.3m high timber fence. No.13 has an existing single storey offshoot extension positioned on the opposite boundary line, at approximately 1.9m from the shared boundary. The proposal would have a minor enclosing effected on No.13, however given that the structure would be single storey with a pitch roof sloping away, on balance, it is not considered this extension would be unduly overbearing or enclosing nor cause loss of light to warrant refusal of this application.

A dining room and kitchen window are proposed within the facing elevation with No.13, the existing boundary treatment would provide some mitigation from the dining window. Given the existing window relationship and boundary treatment providing some mitigation, it is not considered that overlooking to No. 13 would not be unduly exacerbated beyond the current levels between these dwellings to warrant refusal of this application.

There are no other properties in the vicinity which would be affected by the proposal it is therefore considered that the development would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy, in accordance with CLLP Policy LP53.

Impact on Visual Amenity

The proposed extension is located at the rear of the property where public views are limited. While the extension covers a larger proportion of the existing rear yard, there is no objection to the scale or position and officers consider that it would sit comfortably on the dwelling. The simple design with a mono pitched roof, with the use of materials to match would complement the existing property.

The extension would therefore reflect the original architectural style of the local surroundings, relating well to the site and context, in accordance with Central Lincolnshire Local Plan (CLLP) Policy S53.

Highway Safety, Access and Parking

Whilst the extension would enhance the accommodation for the existing property it would not alter its existing permitted lawful C4 use which allows up to 6 unrelated people to live at the property. 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. Therefore, based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

Reducing Energy Consumption

CLLP Policy S13 requires that "for all development proposals which involve the change of use or redevelopment of an existing building, or an extension to an existing building, the applicant is encouraged to consider all opportunities to improve the energy efficiency of that building (including the original building, if it is being extended." The more modern construction of the proposed extension, which will be built in accordance with Building Regulations, is likely to improve the energy efficiency of the property.

Other Matters

Bin Storage

An area for bin storage is not identified on the site plan, however, there is sufficient external space within the site for this to be accommodated.

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.

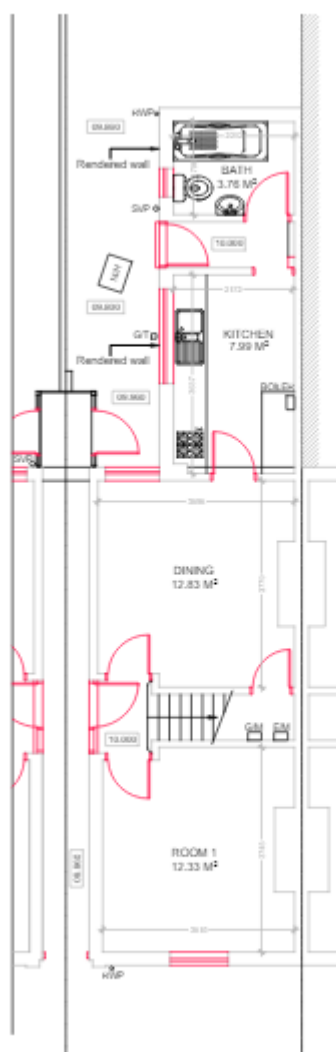
Standard Conditions

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

Site Location Plan

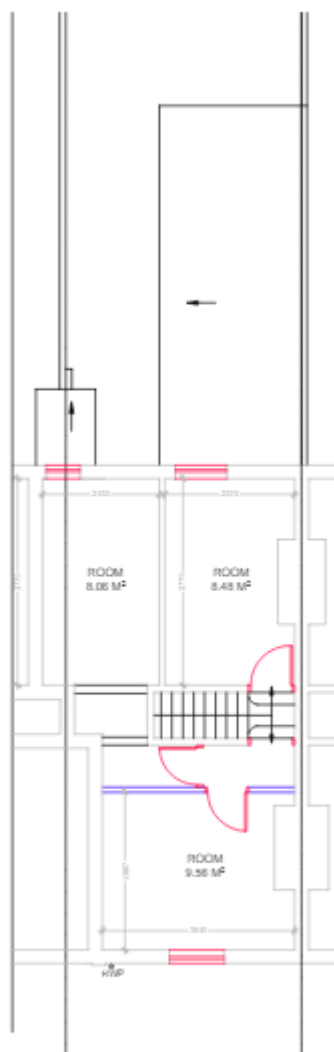


Existing Floor Plans



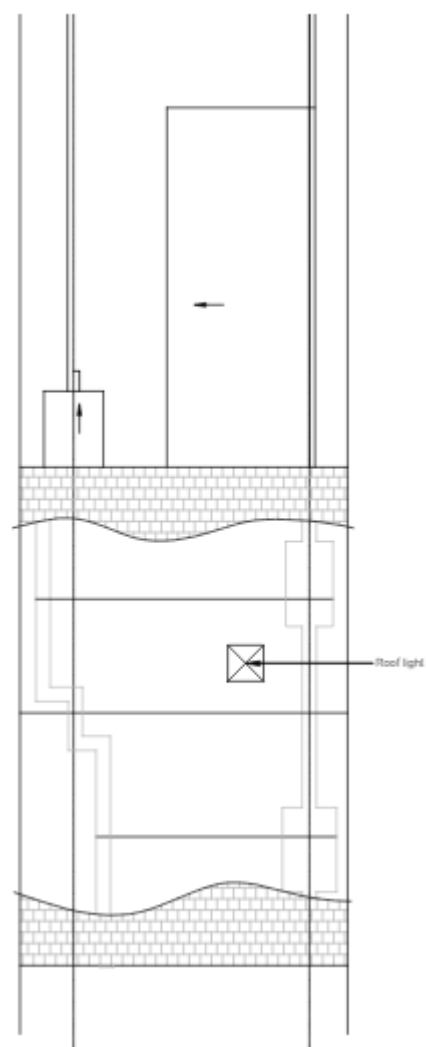
Ground Floor Plan

Scale 1:100

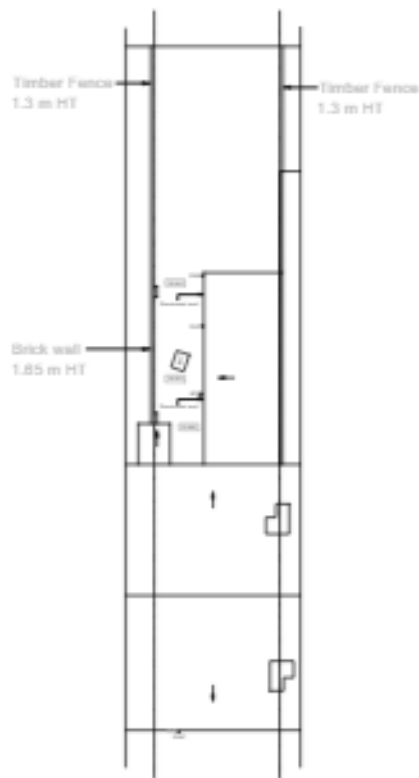


First Floor Plan

Scale 1:100



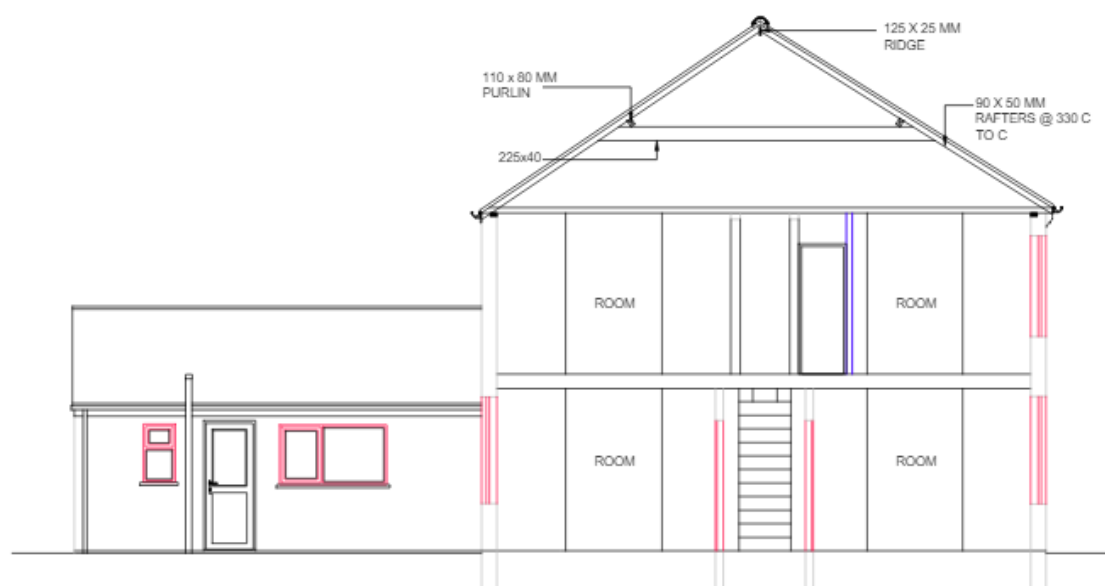
Existing Block Plan



EXISTING BLOCK PLAN

Scale 1:200

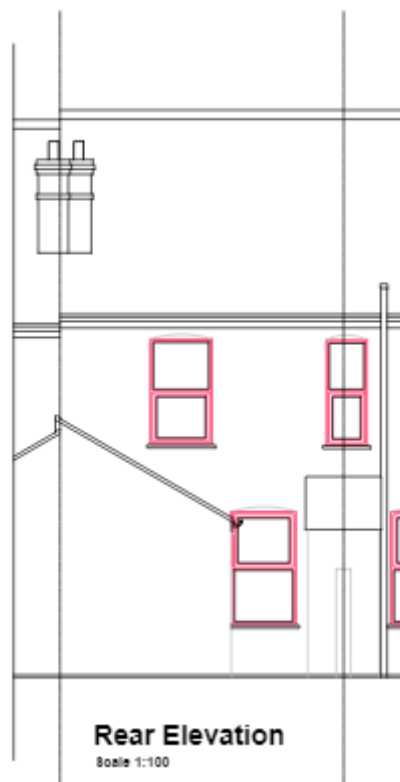
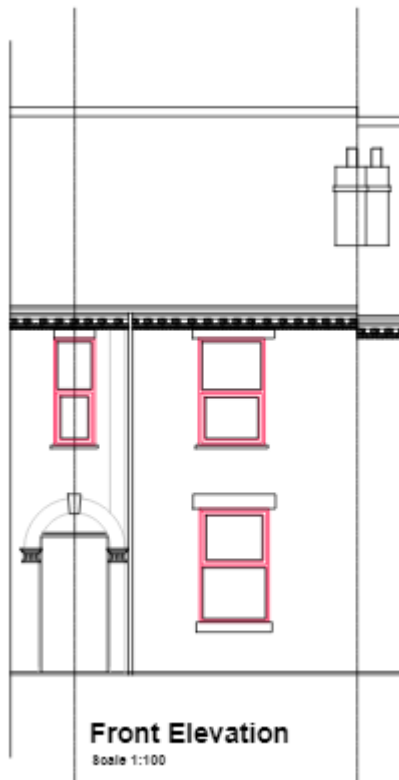
Existing Section Drawing

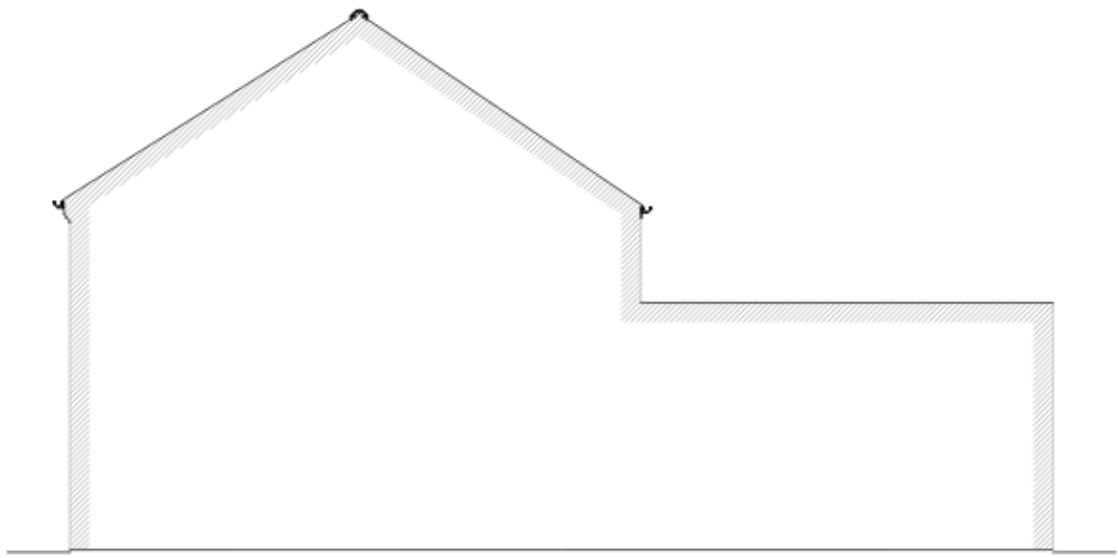


Typical Section

Scale 1:100

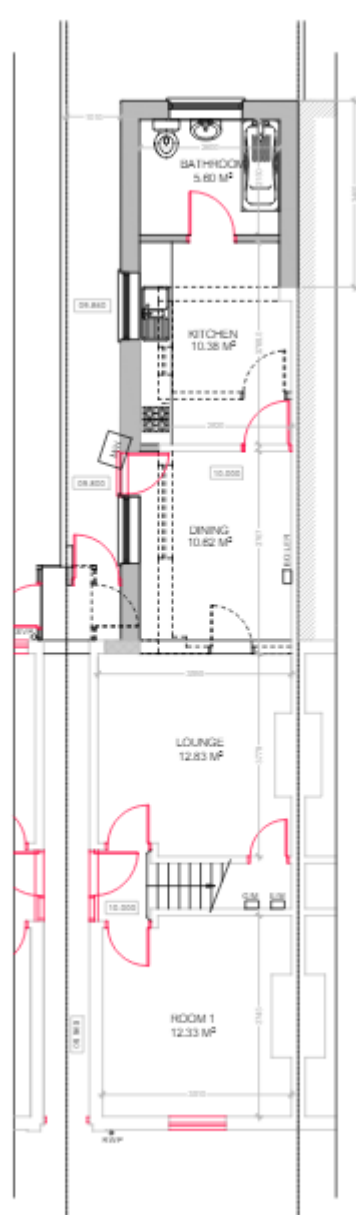
Existing Elevations



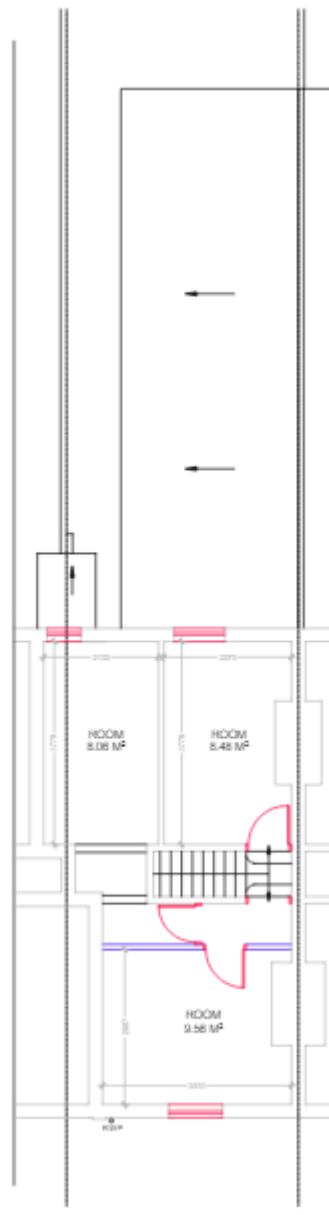


Side Elevation

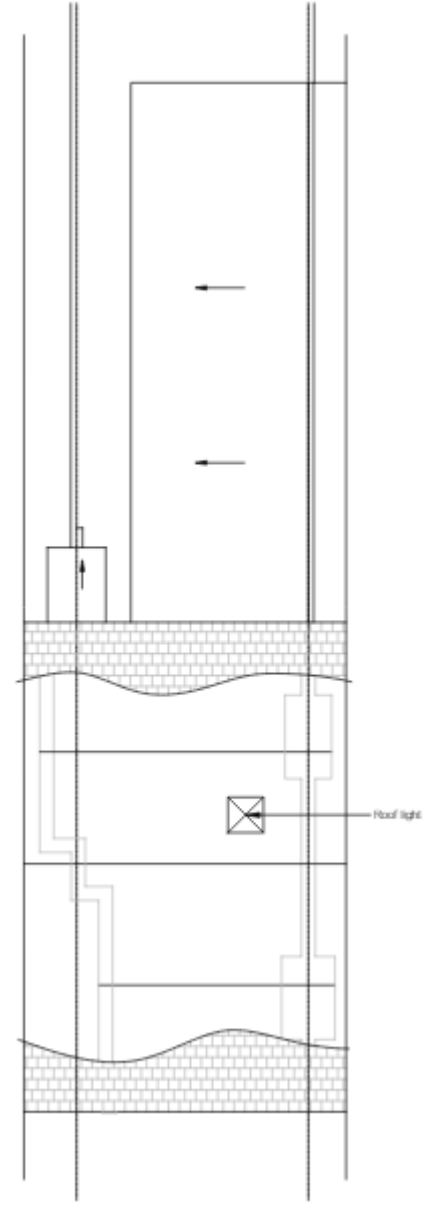
Proposed Floor Plans



Ground Floor Plan
Scale 1:50

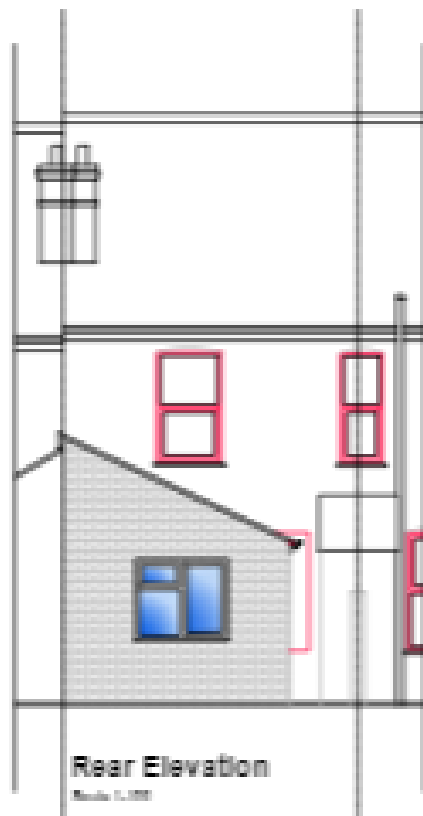


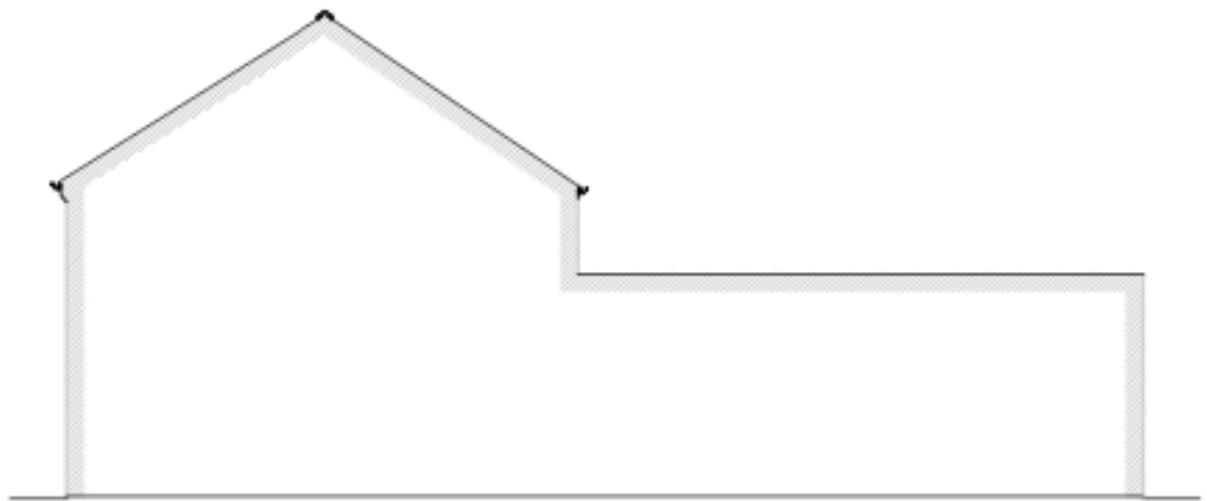
First Floor Plan
Scale 1:50



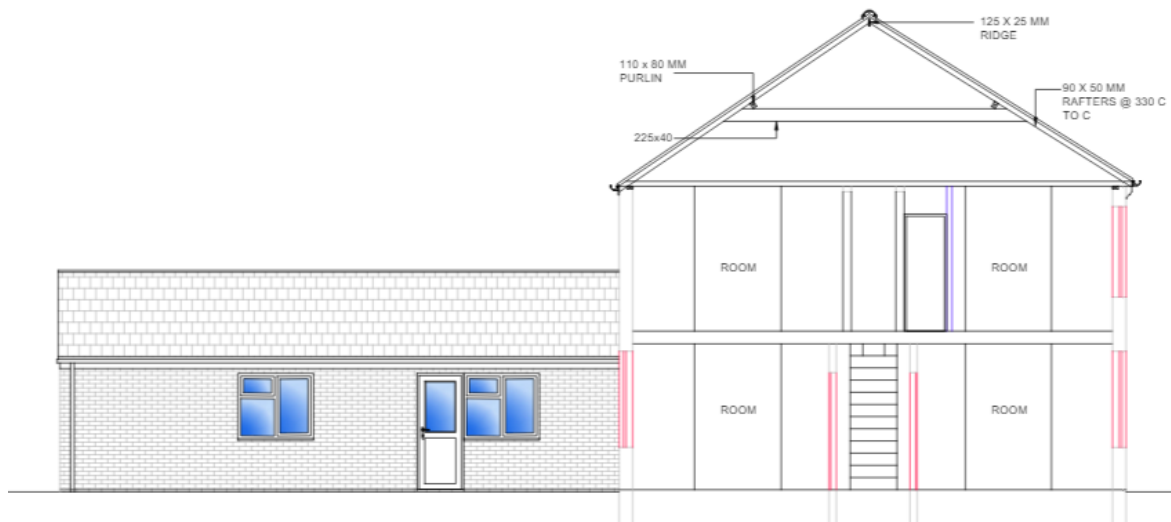
Loft Plan
Scale 1:50

Proposed Elevations

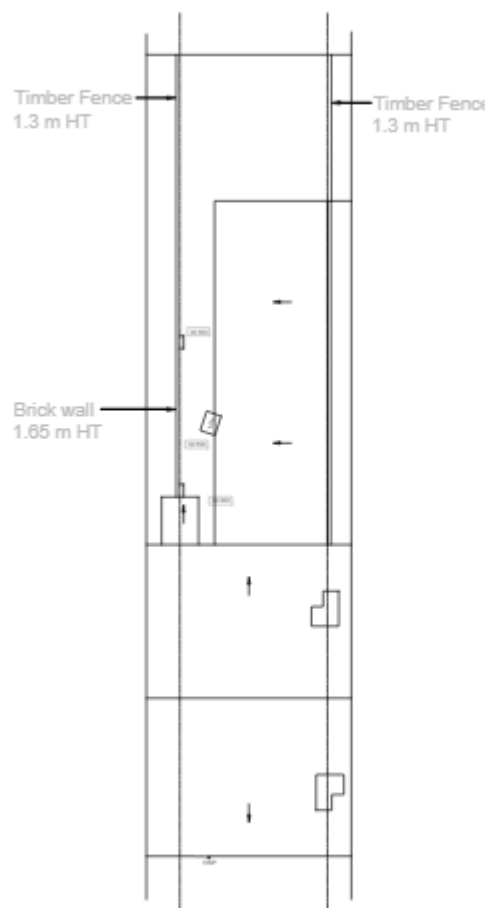




Side Elevation



Typical Section



PROPOSED BLOCK PLAN

Scale 1:200

Site Photographs







Consultation Responses

Consultee Comments for Planning Application 2023/0695/HOU

Application Summary

Application Number: 2023/0695/HOU

Address: 15 Allison Street Lincoln Lincolnshire LN1 1PX

Proposal: Erection of single storey rear extension

Case Officer: null

Consultee Details

Name: Mr Ian Wicks

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

Email: Not Available

On Behalf Of: Environmental Health

Comments

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

This page is intentionally blank.

Application Number:	2022/0404/FUL
Site Address:	Land To The Rear Of 10 Steep Hill, Lincoln, Lincolnshire
Target Date:	19th July 2022
Agent Name:	Core Architects
Applicant Name:	John O'Donohue
Proposal:	Erection of one detached dwelling and detached garage and demolition of two garage buildings (resubmission 2021/0002/FUL)

Background - Site Location and Description

This application proposes to build a single house on this site to the rear of 10 Steep Hill facing onto Michaelgate. The application is a resubmission following the refusal of planning permission in 2022 for two houses.

The site is located in the Cathedral and City Centre Conservation Area and within what is a predominantly residential part of that conservation area. The application site, whilst belonging to 10 Steep Hill has a stronger relationship to Michaelgate and has an appearance of being disused, being taken up with two derelict single storey brick garages.

The application proposal for a two-storey house would involve the L shaped structure being built up to the back of pavement on Michaelgate, and along the northern boundary of the site adjacent to the garden of 11 Steep Hill, which also runs through to Michaelgate. Access for vehicles would be provided to the south side of the site and give off road parking for two cars in a newly rebuilt garage to the rear of the proposed house.

Site History

Reference:	Description	Status	Decision Date:
2021/0002/FUL	Erection of two detached Dwellings and demolition of two garage buildings. (Revised Plans)	Refused	19th October 2021

The reasons for refusal of the two dwellings are as follows:

- The design of the houses as proposed is not in keeping with the character and appearance of the conservation area and is therefore contrary to the provisions of Policy LP26 and Policy LP29 of the Central Lincolnshire Local Plan and paragraph 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- The development as proposed does not provide a level of garden space to either new dwelling of a level that would be appropriate to the character and appearance of the surrounding area and the conservation area. This is contrary to the provisions of Policy LP26 and paragraph 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The new application for one dwelling seeks to address these reasons for refusal.

Case Officer Site Visit

Undertaken on 16th November 2023.

Policies Referred to

- Planning (Listed Buildings and Conservation Areas) Act 1990 – sections 16, 66 and 72.
- National Planning Policy Framework (NPPF) – particularly: para 11 – presumption in favour of sustainable development; para 130 – achieving well designed places; para 183 and 184 – ground conditions and pollution; Chapter 16 – Conserving and enhancing the historic environment, particularly paras 199, 201, 202, 203.
- Central Lincolnshire Local Plan – particularly: Policy S57 The Historic Environment and Policy 53 Design and Amenity.
- Paragraph 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Issues

The application site is a prominent location in the heart of the City. It sits on the historic hillside, within the conservation area and consequently the proposals raise a number of issues:

- Compliance with National and Local planning policies;
- Impact on the character and appearance of the conservation area and wider views of the hillside;
- Impact on the amenity of neighbouring properties
- Impact on slope stability
- Impact on the Scheduled Monument and archaeology.

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Anglian Water	No comments
Lincoln Civic Trust	Objection
John Lincolnshire Police	No objections
West End Residents Association	No Response Received
Highways & Planning	No Objections

Public Consultation Responses

Name	Address
Mr James T Russell	32 Hungate Lincoln Lincolnshire LN1 1ET

It is notable that only one objection has been received to this revised proposal despite the application being publicised in the same way as the previous application.

Consideration

Planning Policy and the Principle of Development

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.

Supporting the application would also be in accordance with Central Lincoln Local Plan (CLLP) Policy S3 which supports housing development within the Lincoln Urban Area in principle. The development is within an existing residential area and so in principle a new dwelling in this location is acceptable.

Impact on the Character and Appearance of the Conservation Area and Wider Views of the Hillside

The applicant has responded to the previous refusal of planning permission by both amending the design for the house that fronts Michaelgate and by removing the second house that was previously proposed within the centre of the site. This has resulted in the new house and also the house at 10 Steep Hill retaining gardens that are much more appropriate in size to the established pattern of development in the immediate area. This is apparent from the layout drawings and would, it is advised, overcome the second reason for refusal of the previous application.

In terms of the design and appearance of the new dwelling it is important to consider the context within which this new house will sit. Michaelgate to the north of the application site is characterised by strong enclosure to the street; there is a high brick wall on the west side with buildings and walls built up to the back of footway on the east side. The buildings are not continuous on the east side but there is that strong sense of enclosure. To the south of the application site, the house known as Strelizia opens up the street, losing the enclosure that is characteristic further up the street.

The new house is proposed to be built up to the back of the footway which reflects the built form of the existing parts of the conservation area to the north of the site. The building would be two storeys high which would be an appropriate scale relative to its context and would be faced in brickwork as is common across the hillside.

The design of the house - the architecture, the form and proportions – was the reason why

the previous proposal was refused. The architect has modified the design and recognises that the building form is contemporary but utilises traditional brickwork and a restrained scale that would allow it to be accommodated within the existing context. The building would perform highly in terms of its energy usage, having air source heat pumps for space and water heating, photovoltaics on the flat roof, rainwater harvesting and sustainable surface water drainage.

The contemporary design is a challenging approach to the development of a new house in this location. There is a clear and necessary justification for the building of a house on this piece of land and the enclosure that it would provide to this part of Michaelgate is characteristic of much of the rest of the street and repairs a gap in the developed frontage which has existed for many years. The flat roof and the cantilevering of elements of the first floor over the ground floor result in a building that is clearly of the 21st century but the scale and the brickwork and the location on the site means that it fits into the local context. It is a well-mannered building that does recognise the quality of the historic hillside on which it would sit without being unduly assertive and dominant.

Impact on the Amenity of Neighbouring Properties

The position of the proposed building on the site, at the back of footway on Michaelgate, means that any impact on neighbouring residential properties is very limited.

To the north is the garden of 11 Steep Hill and then the gable of the next house uphill on Michaelgate which has one very small window within it. The proposal will not cause harm to these properties to the north. To the south is Strelizia and the application proposal has a large first floor window within it that faces south but this is positioned in such a way that it does not create direct overlooking to the south. Equally, there has been no objection from this property following the consultation.

There is no significant impact on residential amenity to the east back towards 10 Steep Hill or to the west across Michaelgate to the flats opposite, where the front of the proposed dwelling faces the gable wall of those flats.

Impact on Slope Stability and Impact on the Scheduled Monument and Archaeology

Roman Lincoln, as we understand it covered a significant part of uphill Lincoln, the hillside and some areas downhill and much of that area is identified as a Scheduled Ancient Monument because of the (mostly) below ground roman remains and potential roman remains. The application site falls partly within the area of the scheduled monument, so the local planning authority, must have regard to the impact of development on heritage assets; we have considered the impact on the conservation area above and we must also consider the impact on the heritage asset that is the Scheduled Monument. We consulted Historic England on the proposals; permission from Historic England is also required where works will affect a scheduled monument and whilst this permission is entirely separate from planning permission we do endeavour to work together in cases such as this to ensure a co-ordinated response.

The Heritage Impact Assessment, submitted with the application, sets out how the effect of the development on the scheduled monument will be mitigated. The design of the foundations for the houses is critical to the understanding of this impact. Foundations for new developments on the hillside have tended to be piled foundations in recent years because these piles can lock into the underlying bedrock and prevent problems that we have

previously experienced in relation to land slip. However, a piled foundation, by its very nature, can be harmful to the archaeology of a site and where the sites are scheduled because of that archaeology a more considered approach is needed. In this case the architect has designed a raft foundation for that sits above the known archaeology. Your officers subsequently requested that the design for the raft foundation was then further assessed to ensure that it would not lead to problems of slope stability. A qualified structural engineer has undertaken this assessment and has advised that, subject to the particular design of the raft being undertaken on site, then there will not be an issue with slope stability.

Historic England has granted consent in part for works to be undertaken within the area of the scheduled monument but has advised that further detail will be needed before the development of the two houses could go ahead. Your City Archaeologist is in agreement with that advice but both parties are satisfied that the development of the site will be possible. We will recommend conditions that deal with these matters before work commences.

Overall, the impact on the scheduled monument can be controlled and mitigated and Historic England considers the effect of the proposed works upon the monument to be works which would materially alter the present condition and appearance of this part of the monument, but potentially without damage to the significance of its buried archaeological deposits or terraced character.

Conclusion

The application has sought to address the previous reasons for refusal, reducing down the development to one dwelling and modifying the design to assimilate it more appropriately into its context. The design is still contemporary but the use of brickwork and the limited scale of the proposals means that your officers are confident that the proposal is acceptable.

Application Determined within Target Date

Yes with extension of time.

Recommendation

That the application is GRANTED with the following conditions:

Standard Conditions

1. Development to commence within three years
2. Development to be carried out in accordance with the approved drawings
3. Details of the facing materials to be submitted and approved before commencement
4. Details of the methodology for the installation of the foundation for both properties and for the retention and strengthening of the retaining wall along the northern boundary of the site
5. Works to be undertaken in accordance with archaeological watching brief
6. Detail of boundary treatments
7. Details of surfacing materials
8. Details of surface water drainage
9. Hours of work.

This page is intentionally blank.





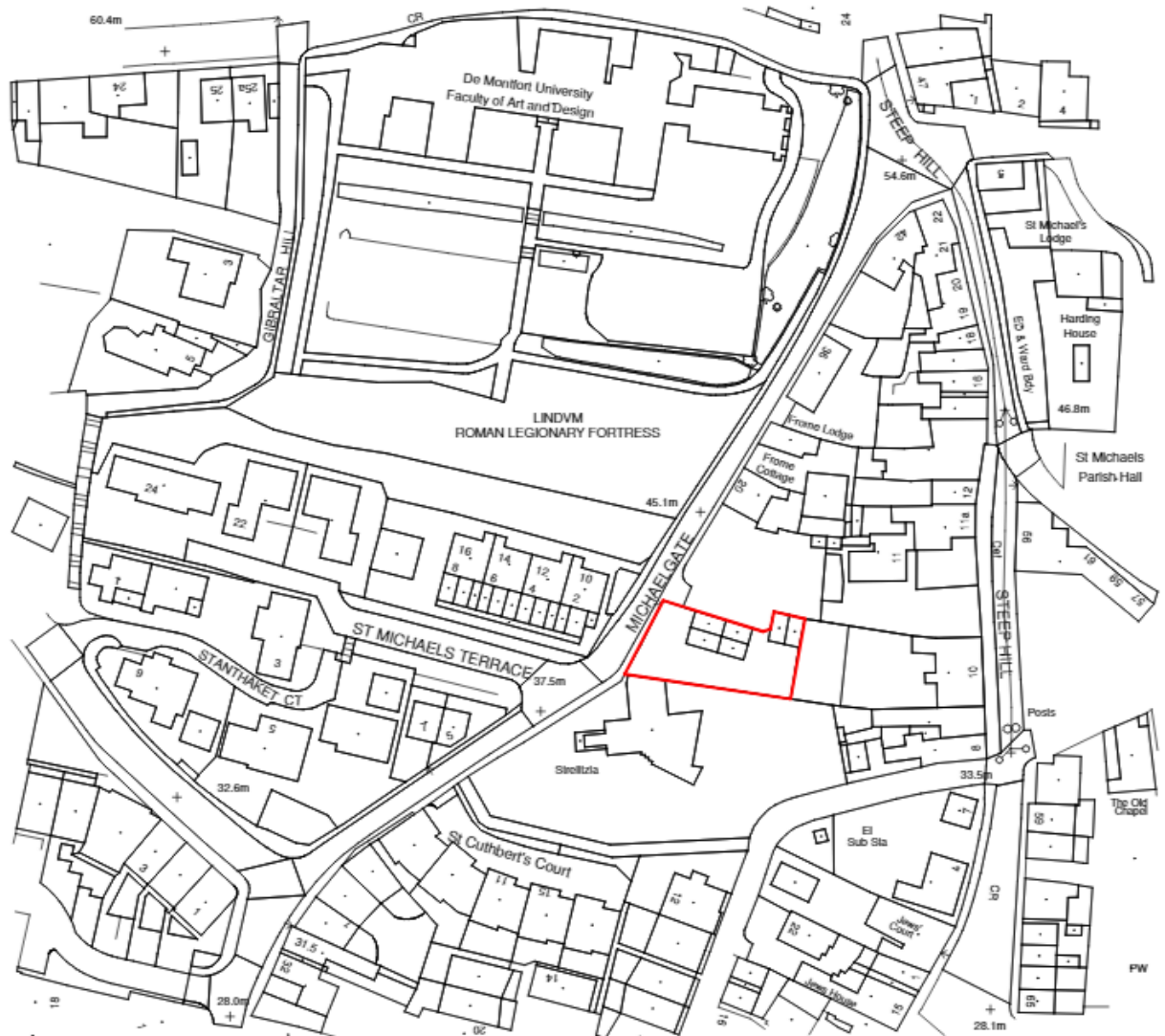




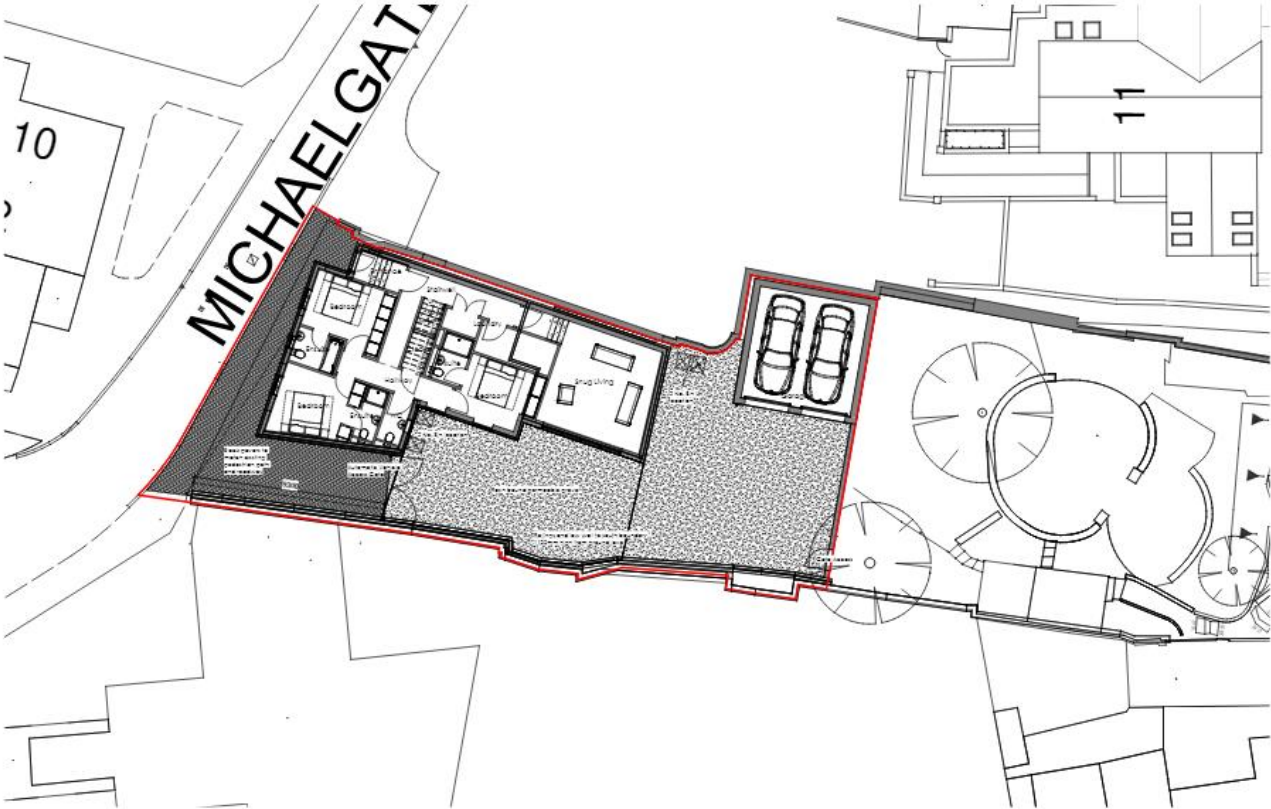


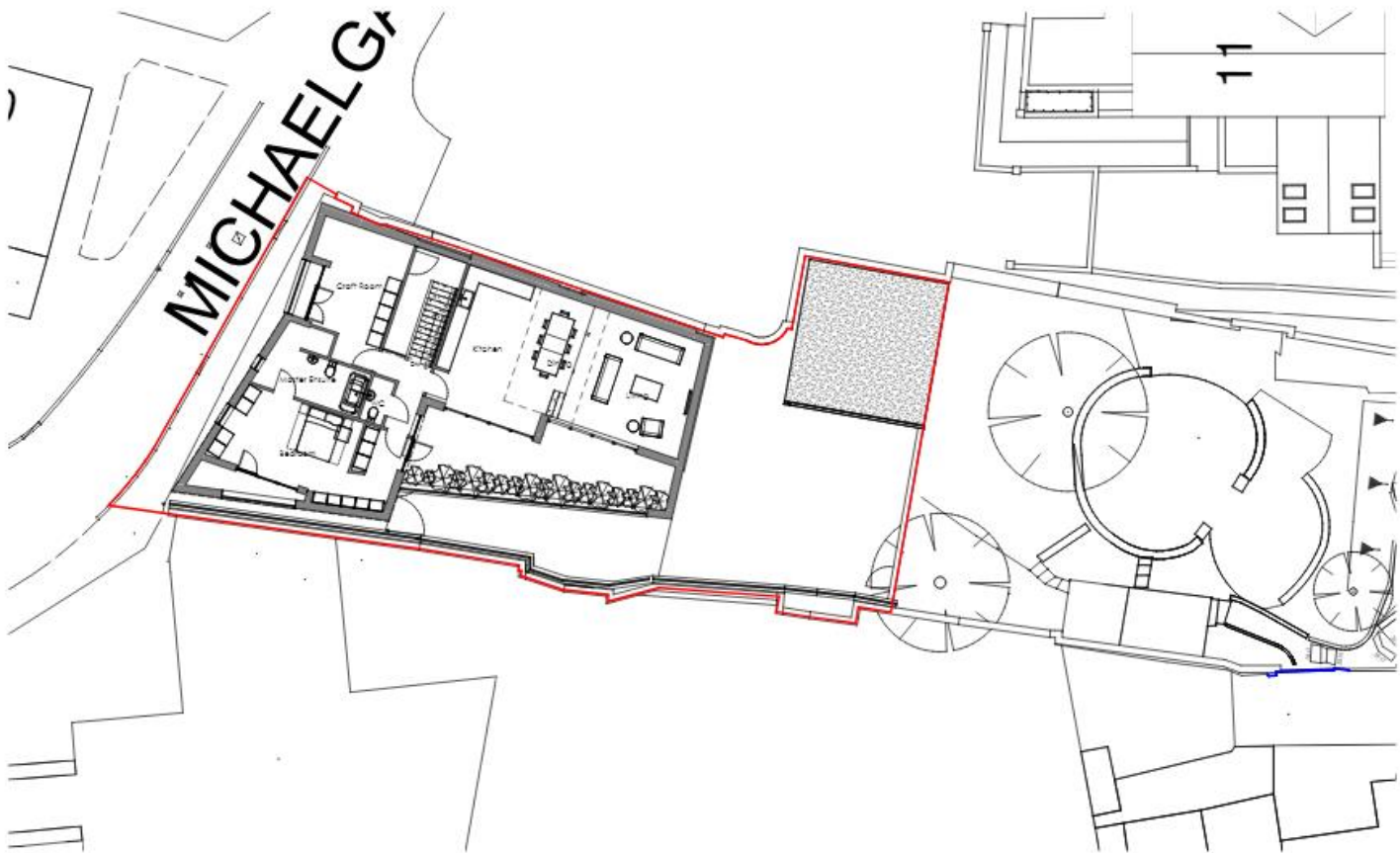


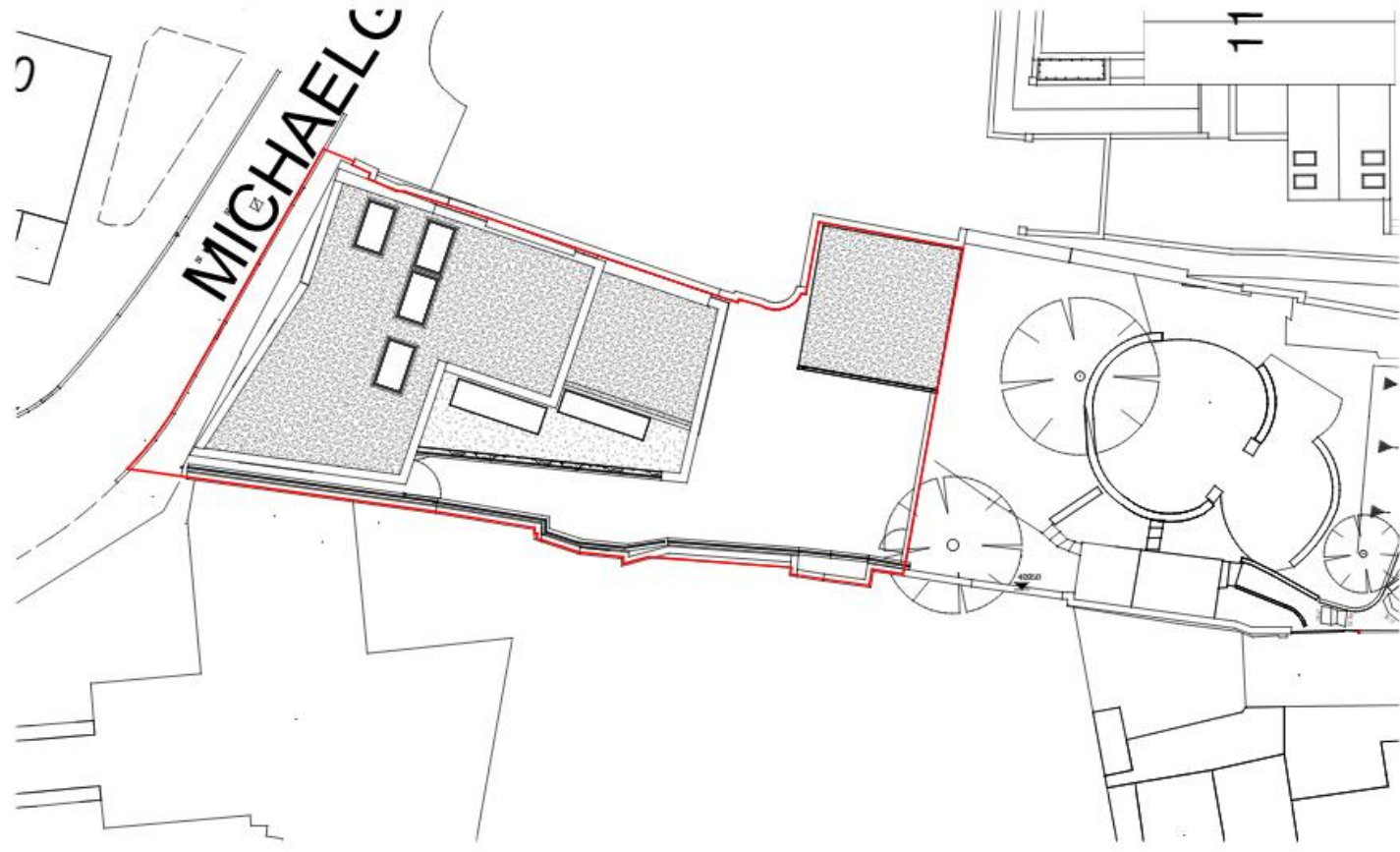
Site Location plan

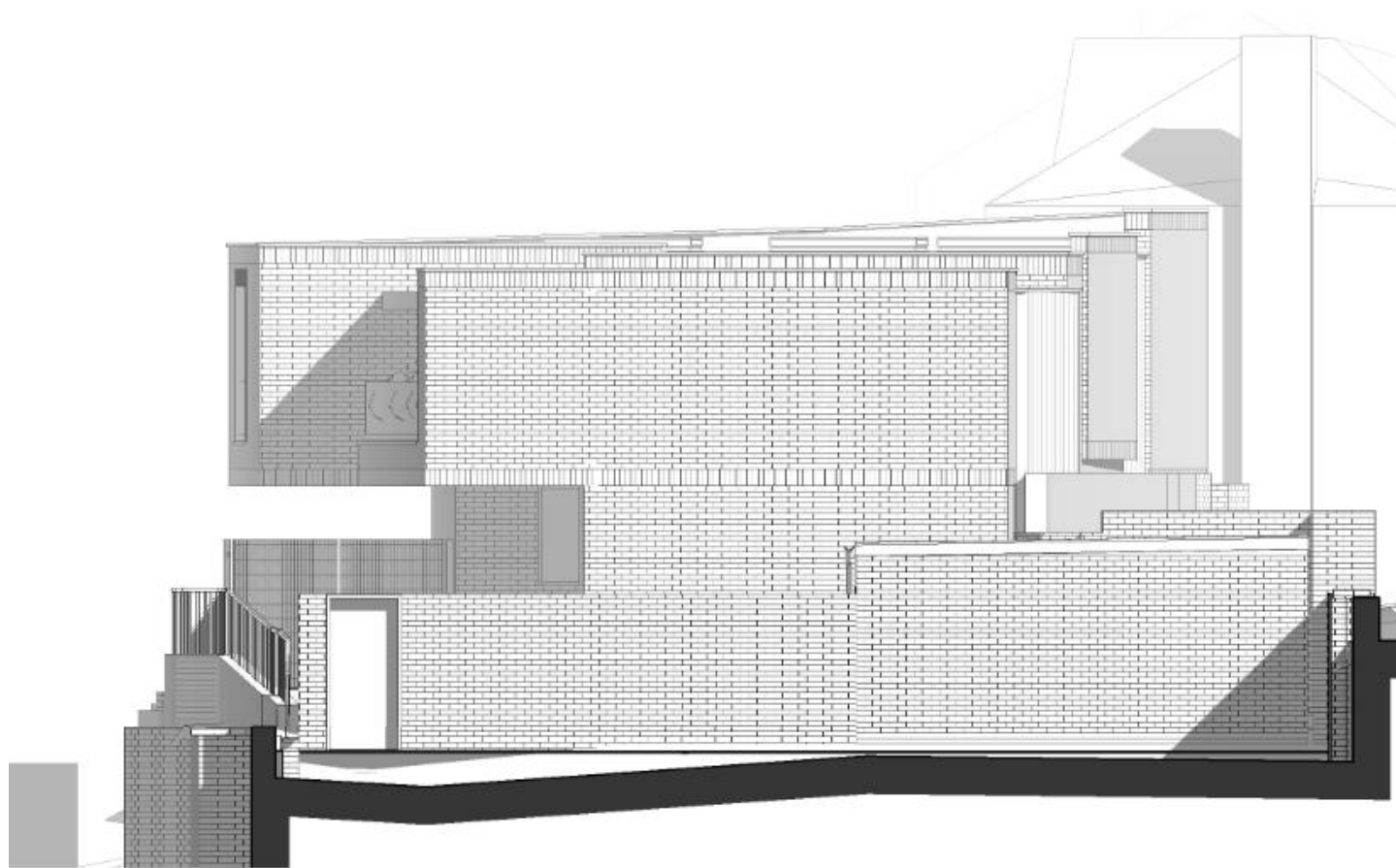


Ground floor layout



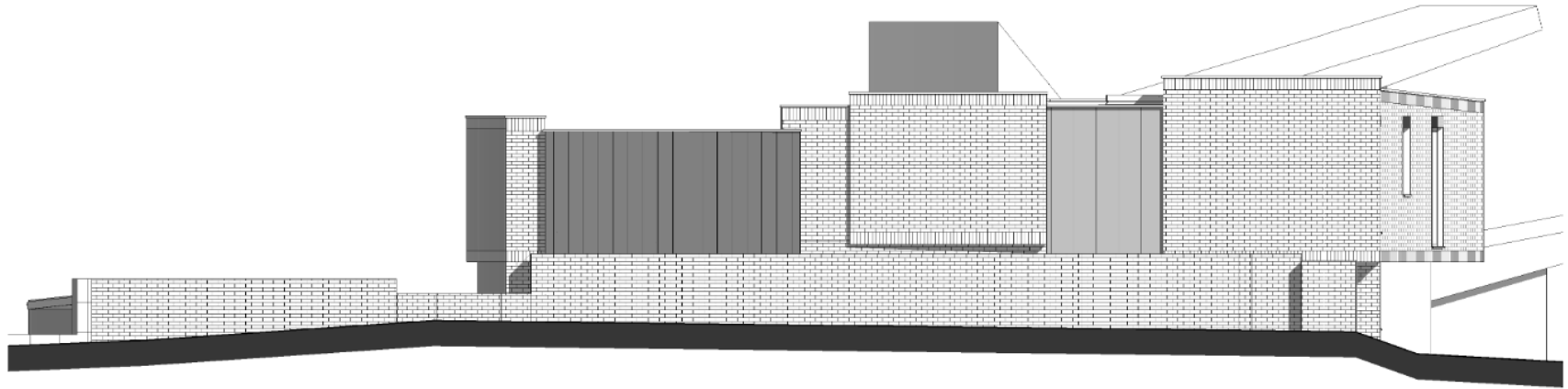






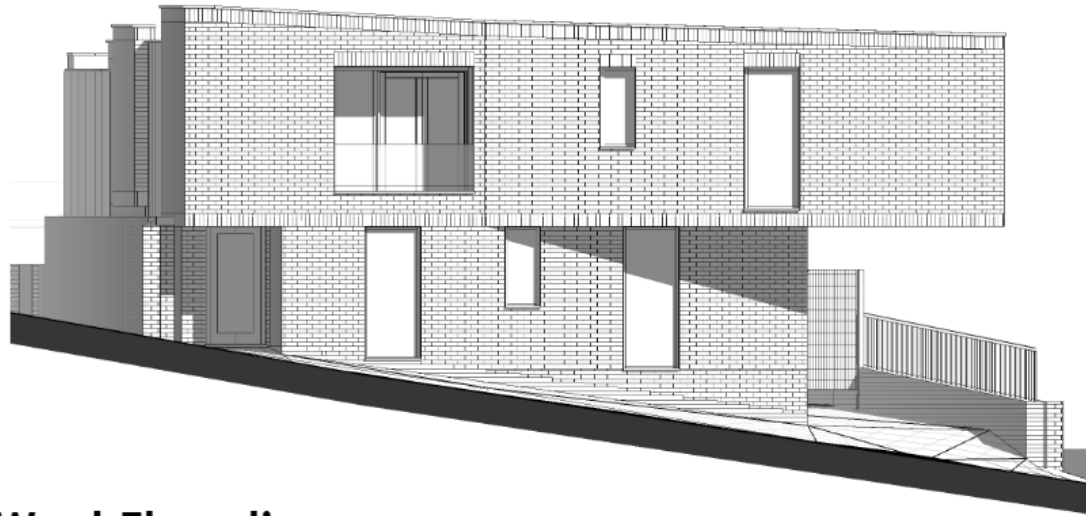
East Elevation
1 : 100

300



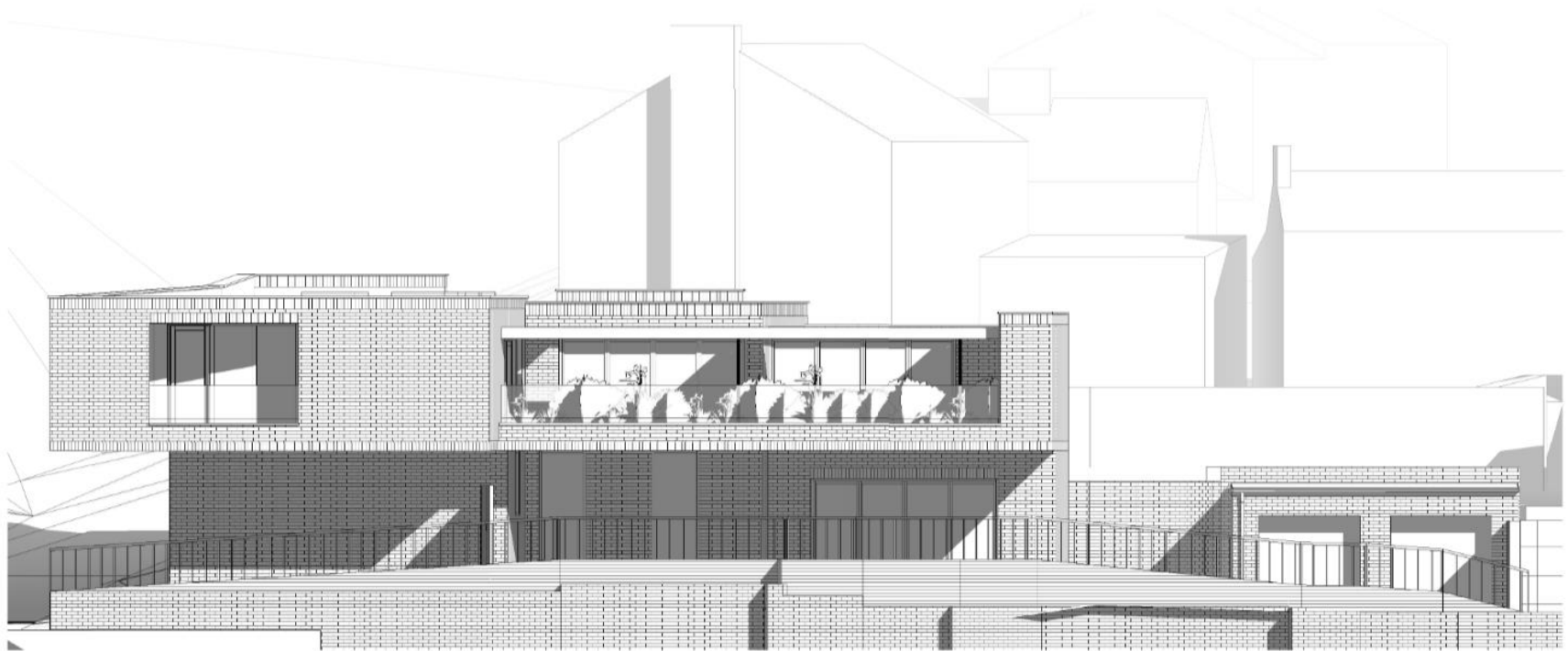
North Elevation

1 : 100



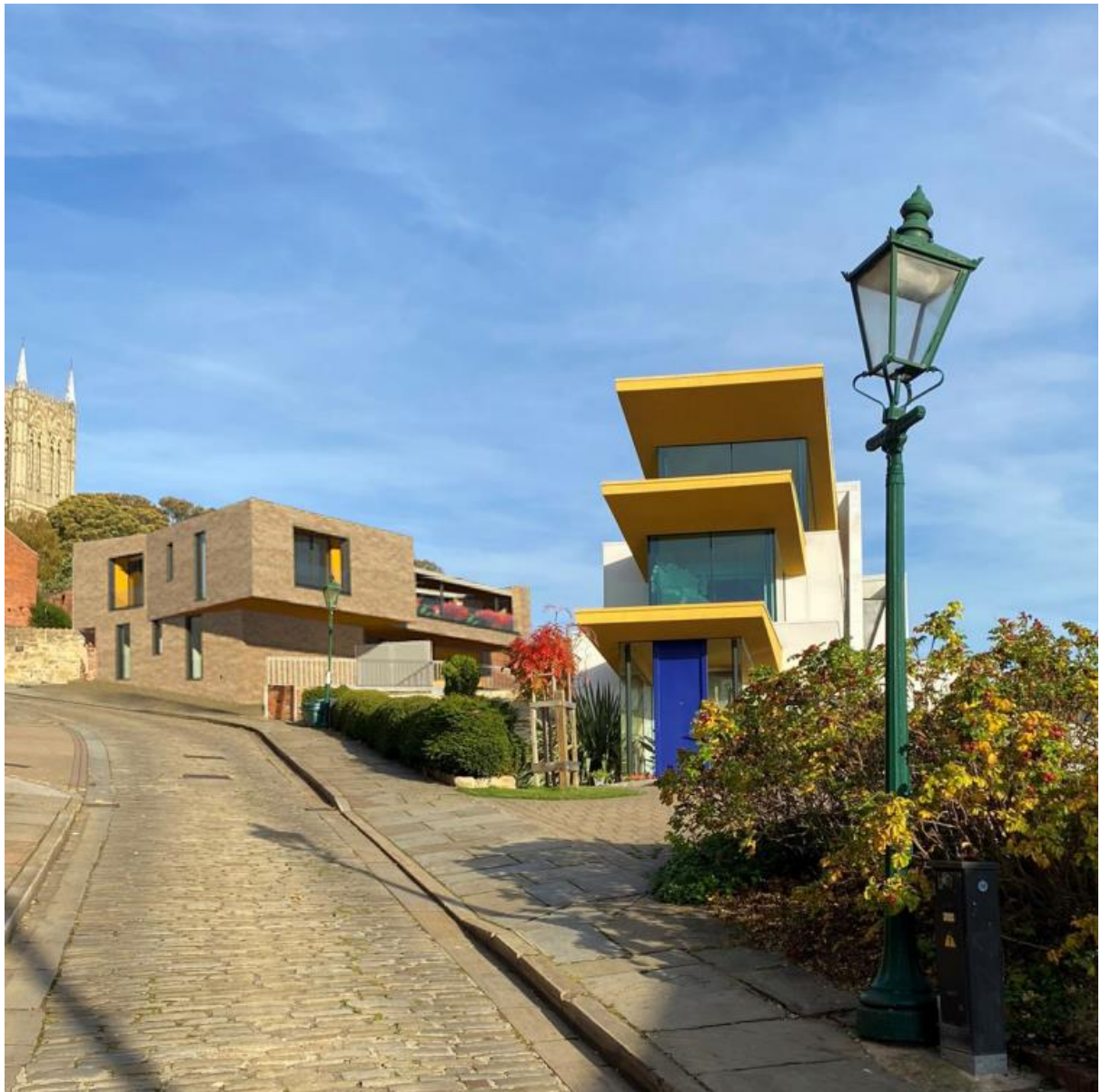
West Elevation

1 : 100



South Elevation

1 : 100



Consultee Comments for Planning Application 2022/0404/FUL

Application Summary

Application Number: 2022/0404/FUL

Address: Land To The Rear Of 10 Steep Hill Lincoln Lincolnshire LN2 1LT

Proposal: Erection of one detached dwelling and detached garage and demolition of two garage buildings (resubmission 2021/0002/FUL)

Case Officer: Simon Cousins

Consultee Details

Name: Ms Catherine Waby

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

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION WE objected to the first application based on the design and the overdevelopment of the site. We feel that although the size of the application has been reduced by removing the second property, the positioning of the new application being positioned right up to the roadside with an overhanging upper floor, is unnecessary and excessive given the space available within the plot. If the building were to be set back and the overhanging upper floor removed, then it would satisfy that part of our objection. However, we still the design to be totally out of character for the area. This is a block with no outstanding features of architectural significance and not designed to blend in with the surrounding buildings. We would suggest that it be rejected on that objection alone. This should be a very attractive alternative link between the commercial city and the cultural quarter and it needs to be improved and protected.

Comments for Planning Application 2022/0404/FUL

Application Summary

Application Number: 2022/0404/FUL

Address: Land To The Rear Of 10 Steep Hill Lincoln Lincolnshire LN2 1LT

Proposal: Erection of one detached dwelling and detached garage and demolition of two garage buildings (resubmission 2021/0002/FUL)

Case Officer: Simon Cousins

Customer Details

Name: Mr james t russell

Address: 32 hungate lincoln

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment:inspired by the M15 offices on the thames, or just more "shipping containers" stacked up in a random fashion?

To: Lincoln City Council

Application Ref: 2022/0404/FUL

Proposal: Erection of one detached dwelling and detached garage and demolition of two garage buildings (resubmission 2021/0002/FUL)

Location: Land to the rear of 10 Steep Hill, Lincoln, Lincolnshire, LN2 1LT

With reference to the above application received 25 May 2022

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

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS)

Highway Informative 03

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

Highway Informative 08

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

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

The proposal is for the erection of one detached dwelling and detached garage and it does not have an impact on the Public Highway or Surface Water Flood Risk.

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

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

NO OBS

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

Case Officer:
Laura Rowett
for Warren Peppard
Head of Development Management

Date: 10 June 2022

This page is intentionally blank.