

Present: Councillor Bob Bushell (*in the Chair*),
Councillor Gary Hewson, (Vice-Chair), Councillor
Debbie Armiger, Councillor Alan Briggs, Councillor
James Brown, Councillor Chris Burke, Councillor
Martin Christopher, Councillor Annie Currier, Councillor
Rebecca Longbottom, Councillor Callum Roper and
Councillor Calum Watt

Apologies for Absence: Councillor Aiden Wells

1. Confirmation of Minutes - 23 April 2025

RESOLVED that the minutes of the meeting held on 23 April 2025 be confirmed and signed by the Chair as a true record.

2. Update Sheet

An update sheet was not issued for tonight's meeting.

3. Declarations of Interest

No declarations of interest were received.

4. Works to Trees

The Open Spaces Officer:

- a. advised Planning Committee that the main purpose of the report provided reasons for proposed works to trees predominantly in the City Council's ownership, although it may include other trees at times where special circumstances applied and officers thought it was both helpful and were able to assist
- b. sought consent to progress the works identified, as detailed at Appendix A of the report
- c. highlighted that the list did not represent all the work undertaken to Council trees, it represented all the instances where a tree was in City Council ownership and identified for removal, or where a tree enjoyed some element of protection under planning legislation, and thus formal consent was required
- d. explained that ward councillors had been notified of the proposed works.

Members asked:

- Question: Was it a safe option for trees to be retained as standing deadwood in Abbey Ward and Castle Ward?
- Response: Yes, the works were deemed safe, having been left as standing deadwood for local habitat in the interests of biodiversity. The site was regularly monitored following this work.

- Response from Member: In appreciation of the full life cycle of plants and trees the prevalence of which held beauty at all stages, this work was very much welcomed.
- Question: Why were 3 out of the 5 specified works to trees within the schedule retrospective applications?
- Response: Retrospective works were completed as a matter of urgency for health and safety reasons, due to risk of fallen branches, injury, and damage.
- Comment by Member: Should a dead tree fall on a member of the public the Council would be liable for this.
- Question: Would a replacement tree for that retained as standing deadwood at East Liberty be planted opposite?
- Response: Replacement trees would be replanted as close as possible to those specimen's removed to retain the character of the area and within the same Ward. A suitable location was chosen where their chance of survival was optimised.
- Question: What mitigation work had been undertaken to the tree having caused root damage at Ashton's Court and what action would be undertaken to avoid disruption during the tree's removal?
- Response: The roots to the tree were too big to be pruned. The tree was also not in the best location due to the roots being a trip hazard. Pruning may weaken it and result in the tree falling down. Care would be taken during its removal.

RESOLVED that the tree works set out in the schedule published within the report be approved.

5. **Change to Order of Business**

RESOLVED that the order of business be amended to allow Item 5(b) 'Playground, Hartsholme Country Park, Skellingthorpe Road, Lincoln' to be discussed as the next application to be determined.

6. **Applications for Development**

(a) **Playground, Hartsholme Country Park, Hartsholme Park, Skellingthorpe Road, Lincoln**

The Open Spaces Officer:

- a. described the location of the site within Hartsholme Country Park, Skellingthorpe Road, Lincoln
- b. reported that the application was brought before Planning Committee as it had been submitted by the City of Lincoln Council, the site being on Council owned land, planning permission was required as the structure was over 4m in height
- c. advised that the application for playground equipment was required as a condition of the Western Growth Corridor development:

"45) Prior to the occupation of the 1st dwelling, a Design and Specification for the provision of a new piece of play equipment for Hartsholme Park, shall be agreed in writing with the Local Planning Authority. The agreed play equipment shall be provided prior to the occupation of the 100th dwelling. Reason: In accordance with the Local Plan Supplementary

Planning Document."

d. provided details of the policy pertaining to the application, as follows:

- National Planning Policy Framework
- Policy S53: Design and Amenity
- Policy S63: Green Wedges

e. provided details of the issues to be assessed in relation to the planning application, as follows:

- Accordance with National and Local Planning Policy
- Design and Impact on Visual Amenity, Character, and Appearance
- Highway Safety, Access, and Parking

f. outlined the responses made to the consultation exercise

g. concluded as follows:

- The proposal was considered acceptable in this instance as it did not undermine the character or appearance of the wider area of the Green Wedge. It was considered that the proposal would not result in significant harm.
- On this basis, the application was in accordance with Policies S53 and S63 of the Central Lincolnshire Local Plan and the National Planning Policy Framework and was therefore recommended for approval.

Members discussed the content of the report in further detail and commended officers on the quality of the new play equipment which would be excellent for teenagers.

The Open Spaces Officer advised that it was hopeful the equipment would be installed in time for the school summer holidays.

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

Standard Conditions

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

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

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

Conditions to be discharged before commencement of works

None.

Conditions to be discharged before use is implemented

None.

Conditions to be adhered to at all times

None.

Table A

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

Drawing No.	Version	Drawing Type	Date Received
		Other	
		Location Plan	
proposed net product information		Proposed	7th April 2025
proposed net plan		Proposed	7th April 2025
CAS-391617-F1X9X8		Proposed	15th April 2025

(b) Cornhill Market, Sincil Street, Lincoln

The Assistant Director of Planning:

- a. advised that an application for listed building consent had been submitted for internal alterations to the recently refurbished and extended Cornhill Central Market
- b. highlighted that the Central Market, a Grade II listed building located within the Cathedral and City Centre Conservation Area No 1, was owned by the City of Lincoln Council
- c. added that the current proposals were submitted by the City of Lincoln Council, hence the reason for presenting the application to Planning Committee
- d. provided details of the policy pertaining to the application, as follows:
 - National Planning Policy Framework
 - Policy S57: The Historic Environment
- e. provided details of the issues to be assessed in relation to the planning application, as follows:
 - National and Local Planning Policy
 - Effect on the Special Architectural Character and Historic Interest of the Listed Building
- f. outlined the responses made to the consultation exercise

g. concluded as follows:

- The proposed internal works affected mainly modern fabric introduced as part of the recent refurbishment of the market building. The alterations to the layout responded to commercial requirements within the market and would ultimately help secure the continued use and future of this listed building.
- The proposed works were not considered to detract from the special architectural character or historic interest of the listed building and were therefore in accordance with both local and national planning policy.

Members discussed the content of the report in further detail, raised comments/questions and received relevant responses from officers as follows:

- Question: At the time the original proposals were developed, was the intention for an entrance to the fishmongers/butchers from the west end of the building?
- Question: Would the improved accessibility include disabled access?
- Comment: Given the importance to the City of the Grade II listed building it was pleasing to know the proposed works involved no impact on it.
- Comment: The panels removed would open up the attractive ironwork entrances to the building.
- Question: Would the signage proposed to be removed be replaced elsewhere?
- Question: What would be the finished look of the sliding doors?

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

- An external access entrance at the west end of the building had not been initially intended.
- The proposed changes would improve access through the building.
- The sliding glazed doors would also enhance access through the building.
- Discussions were being held with tenants regarding the amended presentation of signage, potentially at lower level in a delicatessen style delivery.
- The sliding doors would be bifold, and would concertina to one side when opened, hinged on one side.

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

Standard Conditions

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

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

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

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

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

Conditions to be discharged before commencement of works

None.

Conditions to be discharged before use is implemented

None.

Conditions to be adhered to at all times

None.

Table A

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

Drawing No.	Version	Drawing Type	Date Received
1000		Floor plans	19th March 2025
0104		Elevations - Proposed	19th March 2025
0101		Elevations - Proposed	19th March 2025
0102		Plans - Proposed	19th March 2025
SunSeeker Door Brochure		Plans - Proposed	28th April 2025

(c) The Terrace, Grantham Street, Lincoln

(Councillor Brown arrived late to the Planning Committee meeting during the consideration of the following item. He was not permitted to take part in the discussions on the matter to be determined or the vote taken.)

The Planning Team Leader:

- a) introduced the application property The Terrace, a City Council owned building, the proposals having been submitted by the City Council, hence the reason why it was brought before Planning Committee for determination
- b) described The Terrace as a relatively modern building located within the Cathedral and City Centre Conservation Area, made up of three blocks, A, B and C which were adjoined, Block C being adjacent to a Listed Building
- c) advised that retrospective planning permission was required for a vertical flue to be added to the frontage of Block B

d) provided details of the policy pertaining to the application, as follows:

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

e) provided details of the issues to be assessed in relation to the planning application, as follows:

- Accordance with National and Local Planning Policy
- Design and Impact on Visual Amenity, Character, and Appearance
- Impact on Residential Amenity
- Highways, Safety, Access, and Parking

f) outlined the responses made to the consultation exercise

g) concluded as follows:

- The proposal was considered acceptable in this instance, given the sympathetic design and location of the flue.
- The proposal did not undermine the character or appearance of the Conservation Area.
- It was considered that the proposal would not result in significant harm to the architectural or historic significance of the area.
- On this basis, the application was in accordance with policies S53 and S57 of the Central Lincolnshire Local Plan and the National Planning Policy Framework and was therefore recommended for approval.

Members discussed the content of the report in further detail.

It was asked why this was a retrospective planning application.

The Planning Team Leader referred to the technical documents for installation of the new boiler at page 61 of the agenda bundle. He was not aware why the planning application had been submitted retrospectively.

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

Standard Conditions

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

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

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

Conditions to be discharged before commencement of works

- None.

Conditions to be discharged before use is implemented

- None.

Conditions to be adhered to at all times

- None.

Table A

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

Drawing No.	Version	Drawing Type	Date Received
27679-001		Elevations - Proposed	
visuals		Elevations - Proposed	
Af1		Location Plan	25th March 2025
Flue Specifications		Proposed	