

PLANNING COMMITTEE

Wednesday, 25 June 2025

5.30 pm

**Committee Rooms 1 and 2,
City Hall, Beaumont Fee,
Lincoln, LN1 1DD**

Membership:	Councillors Bob Bushell (Chair), Gary Hewson (Vice-Chair), Debbie Armiger, Alan Briggs, Chris Burke, Martin Christopher, Annie Currier, Rebecca Longbottom, Callum Roper, Calum Watt and Aiden Wells
Substitute members:	Councillors James Brown, Laura Danese, Neil Murray, Clare Smalley and Emily Wood
Officers attending:	Simon Cousins, Democratic Services, Lee George, Octavia Holman and Kieron Manning

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 - 23 April 2025	5 - 12
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. Works to Trees	13 - 18
5. Applications for Development	
(a) Cornhill Market, Sincil Street, Lincoln	19 - 36
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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 2023
 4. National Planning Policy Framework - March 2012
 5. Applications which have Background Papers additional to those specified in 1 to 5 above set out in the following table. These documents may be inspected at the Planning Reception, City Hall, Beaumont Fee, Lincoln.

APPLICATIONS WITH ADDITIONAL BACKGROUND PAPERS (See 5 above.)

Application No.: Additional Background Papers

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

Criteria:

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

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

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

Present: Councillor Bob Bushell (*in the Chair*),
Councillor Gary Hewson, Councillor Debbie Armiger,
Councillor Chris Burke, Councillor Liz Bushell, Councillor
Martin Christopher, Councillor Rebecca Longbottom,
Councillor Bill Mara, Councillor Callum Roper and
Councillor Calum Watt

Apologies for Absence: Councillor Annie Carrier

40. Confirmation of Minutes - 26 February 2025

RESOLVED that the minutes of the meeting held on 26 February 2025 be confirmed and signed by the Chair as a true record.

41. Update Sheet

An update sheet was circulated to members of Planning Committee in relation to planning applications to be considered this evening, which included an additional response received for Members' attention in relation to Application for Development: City Crematorium, Washingborough Road, Lincoln.

RESOLVED that the update sheet be received by Planning Committee.

42. Declarations of Interest

No declarations of interest were received.

43. Work to Trees

The Arboricultural 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 do so
- 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: In respect of the coppicing of 3 x Hawthorn trees in Abbey Ward, how frequently was this work repeated?

- Response: Coppicing was completed every 3-5 years dependent on the species. The trees were regularly monitored once work was completed.
- Question: In relation to the proposal for extensive removal of trees in Birchwood Avenue, were these trees the subject of a Tree Preservation Order?
- Response: These trees were identified for removal following survey work conducted on Birchwood Avenue. The majority were dead standing and could not remain due to safety implications covered by the Highways Act. Replacement trees would be replanted on Birchwood Avenue itself.
- Question: Had we maintained these dead-standing trees properly?
- Response: The majority were diseased, which was unpreventable, mainly dead Alders and Silver Birch trees.

Members gave thanks to Tom Gissing, Arboricultural Officer as he prepared to leave the employment of the Authority. Gratitude was paid for his hard work and dedication to the City of Lincoln Council and its wonderful trees.

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

44. Applications for Development

45. City Crematorium, Washingborough Road, Lincoln

The Assistant Director of Planning:

- a. described the location of Lincoln Crematorium on the south-east edge of the City of Lincoln, to the north side of Washingborough Road, occupying an area of approximately 4.7 hectares, set within extensive cemetery grounds largely surrounded by open space and community uses, with minimal residential development nearby
- b. advised that planning permission was sought for the continued use of the secondary eastern chapel that had been erected on site to provide for an increasing demand in service and to ensure continuity of an efficient and respectful service whilst future plans for a permanent chapel were developed
- c. reported that the building was located towards the eastern side of the crematorium grounds and had been designed to operate within the existing infrastructure and layout of the site
- d. added that this evening's proposal included associated drainage provision but did not involve any changes to access, parking, or the surrounding landscape which were previously carried out as part of the original development
- e. reported that the application was brought before Planning Committee as the service was owned and run by the City of Lincoln Council
- f. detailed the history of the application site within the main body of the officer's report
- g. provided details of the policy pertaining to the application, as follows:

- National Planning Policy Framework

- Policy S6: Design Principles for Efficient Buildings
 - Policy S13: Reducing Energy Consumption in Existing Buildings
 - Policy S50: Community Facilities
 - Policy S53: Design and Amenity
 - Policy S63: Green Wedges
- h. provided details of the issues to be assessed in relation to the planning application, as follows:
- Accordance with National and Local Planning Policy
 - Impact on Amenity of Neighbouring Uses
 - Impact on Visual Amenity
 - Highway Safety, Access, Parking and Surface Water Drainage
 - Impact on Trees and Landscaping
- i. outlined the responses made to the consultation exercise
- j. referred to the update sheet which included an additional response received from Lincolnshire Wildlife Trust after the original agenda documents were issued
- k. concluded as follows:
- The proposal was required to ensure the continued provision of essential services while long-term development plans for the permanent second chapel progressed.
 - The scheme enabled the site to continue to operate at full capacity, meeting current and growing demand efficiently and respectfully, while supporting a smooth transition to future improvements.
 - The proposal would not result in any adverse impact on neighbouring uses or the visual character of the crematorium grounds and surrounding area and was in accordance with the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Members discussed the content of the report in further detail.

The following questions were raised:

- Clarification was requested on the consultation response received from Lincolnshire Wildlife Trust.
- How long could the secondary eastern chapel remain in situ as a temporary structure?
- Were there any plans in place to replace the trees removed to erect the temporary structure?

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

- The representation from Lincolnshire Wildlife Trust referred to biodiversity net gain. As the development in question was completed before 1 April 2021, biodiversity net gain did not apply in this case as mandatory legislation did not come into effect until April 2024. There was no legal obligation to apply such legislation due to the date of the original works.

- Replacement trees were replanted at the time the temporary structure was given planning permission.
- The timescale for the temporary structure was originally set at 5 years. However, a further extension of the temporary consent gave a little more time for the service to run smoothly while long-term development plans for the permanent second chapel progressed and funding was secured.

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

Standard Condition

- Development remains in strict accordance with the approved drawings.

46. 56 Boultham Park Road, Lincoln

The Planning Team Leader:

- a. advised that planning permission was sought for an alteration to a ground floor rear window to 56 Boultham Park Road to incorporate a window vent in association with a new extraction system within the premises
- b. reported that the applicant had stated that the use of the premises would not change and would be operated under E (b) -Sale of food and drink for consumption (mostly) on the premises, therefore there was no change of use to be considered; solely installation of an external fume extraction equipment for use between the hours of 8am and 11pm
- c. advised that the building was previously used as a shoe shop, however was currently empty, with authorised use of Class E; a previous application was refused for a change of use to hot food take away (Sui Generis) (2021/0038/FUL)
- d. described the location of the application site:
 - No. 54 Boultham Park Road was situated to the north, a residential property with a single storey link at ground floor to the application property.
 - A detached shop (Use Class E) was located to the south at ground floor which appeared to have a flat at first floor.
 - Residential properties were located behind the application site and directly opposite the property
 - The area was predominantly residential properties with the exception of the application property, the shop to the south and the car sales garage further north on the opposite side of the road.
- e. detailed the history to the application site within the main body of the officer's report
- f. provided details of the policy pertaining to the application, as follows:
 - Policy S53: Design and Amenity
- g. provided details of the issues to be assessed in relation to the planning application, as follows:

- Local and National Planning Policy
- Impact on Residential Amenity
- Impact on Visual Amenity

h. outlined the responses made to the consultation exercise

i. concluded as follows:

- The application had been accompanied by robust noise and odour assessments, showing appropriate mitigation.
- The system proposed, subject to conditions would not have a detrimental impact on the amenity of neighbouring uses in accordance with policies S53 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Members discussed the content of the report in further detail.

The following member comments were received:

- Planning Committee should have a say on the hours of operation of the fume extraction system in a residential area.
- This site was no longer a suitable location for restaurant/café use in this predominantly residential area.
- Local residents seemed to have strong feelings about the proposals, and were puzzled about the application, without any background information provided within the report to explain why.
- The application before us did not require planning permission as it would operate under category E. The threshold for the use of the premises was key to the future running of the business.

The following questions were raised:

- How long were properties permitted to stay in the same Class category in planning terms? In this case changes had occurred in the area with a large increase in residential properties.
- As stated, the site would be operated under E (b) -Sale of food and drink for consumption (mostly) on the premises. Was there a threshold figure in existence for 'mostly' on the premises, perhaps 49% v 51%?
- Had an assessment been carried out of the potential impact to neighbours from the operation of the fan in terms of vibration and noise?
- Would the operation of the extractor fan stop neighbours hanging out their washing or sitting in their gardens? Could reassurance be given that the extraction system was a high-quality product and would not impact on peoples quality of life.
- Had there been any complaints received from residential properties along the High Street from the operation of existing fume extraction systems behind their properties?
- How had the operating hours for the fume extraction system of 8am – 11pm been decided and was this a reasonable length of time? Could we control this?
- Was it possible to invite Environmental Health Officers along to future meetings if there were likely to be questions from members of Planning Committee requiring a response?

- There was no mention as to whether the upstairs of the building would be used as a café/restaurant. How were the opening times of the premises to be controlled?

The Planning Team Leader offered the following points of clarification:

- He understood the concerns expressed by Planning Committee members and local residents.
- In terms of how long the current use class for the premises would remain, its use as a restaurant/café was taken up from 2020. It could potentially be in that use as Class E for perpetuity.
- In terms of enforcement, the Planning Authority had the powers to monitor the use of the premises to ensure all conditions were adhered to.
- In relation to threshold figures for the operation of the premises, this wording was non-specific, taken from legislation and was not defined.
- Noise/vibration concerns – A report had been provided by the applicant to deal with these issues. The Environmental Health Officer was satisfied that suitable mitigation measures were to be put in place in this respect.
- Extraction system – A detailed extraction design had been submitted by the applicant, that was to the satisfaction of the Environmental Health Officer, provided it was fully implemented on site. A condition was imposed subject to the grant of planning permission requiring verification documentation to be submitted detailing the mitigation measures employed, to be approved by the Planning Authority following completion of the works.
- As to whether there had been any complaints relating to existing extraction systems in the High Street area, this would be a question for the Environmental Health Officer, who carried out regular inspections and had powers to intervene to make sure extraction systems were operated according to the manufacturer's instructions.
- In terms of hours of business, this could not be controlled under planning legislation; however, food was not able to be prepared outside the hours of operation of the fume extraction facility. Environmental Health Officers had recommended the hour of 8am -11pm for the operation of fume extraction as generally accepted use for premises such as this.
- The first floor of the building was used for storage. The Planning Authority could not control how the building operated as it had no powers over the internal layout of the premises, only its considered authorised use.

The Assistant Director of Planning explained that the Planning Authority could consider inviting a range of consultees and lead colleagues who routinely fed into the planning consultation process to answer questions at Committee, with the caveat there was sufficient an issue/need for such attendance rather than matters that could be dealt with by Planning Officers.

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

Standard Conditions

- 01) The development shall be implemented within 3 years
- 02) The development shall be undertaken in accordance with the approved drawings

Conditions to be Discharged Before Use is Implemented

- 03) The kitchen extract system mitigation measures detailed in applicant's acoustic report (ref. 'Noise Impact Assessment of Revised Proposed Kitchen Extract System at Restaurant with Hot Food Takeaway Facility, 56 Boutham Park Road, Lincoln', prepared by S. & D. Garritt Ltd, dated 17th December 2024); odour assessment report (ref. '56 Boutham Park, Lincoln', prepared by Purified Air, dated 5th March 2025); and drawing ref. 22.07.D1 - 'Existing and Proposed Plans R3' shall be implemented prior to the commissioning of the kitchen extract system. The Planning Authority must be given two weeks written notification of commencement of the mitigation scheme works.

Following the completion of works a verification report documenting the installation of the approved mitigation shall be submitted to and approved by the Planning Authority. The verification report shall clearly demonstrate that the installed mitigation measures achieve the assessment criteria contained in the submitted noise and odour assessments detailed above.

The approved mitigation measures shall remain in place and operated and maintained in accordance with the manufacturers' instructions thereafter.

Reason: In order to protect residential amenity of neighbouring properties.

Conditions to be Adhered to At All Times

- 04) The extraction system shall only be permitted to be operated between the hours of 8.00am and 11.00pm.

Reason: In order to protect residential amenity of neighbouring properties.

- 05) The approved kitchen extraction shall not be used to extract fumes and odours associated with solid fuel cooking appliances.

Reason: In order to protect residential amenity of neighbouring properties properties.

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SUBJECT: WORKS TO TREES

DIRECTORATE: COMMUNITIES AND ENVIRONMENT

REPORT AUTHOR: STEVE BIRD, ASSISTANT DIRECTOR, COMMUNITIES AND STREET SCENE

1. Purpose of Report

- 1.1 To advise Members of the reasons for proposed works to trees. These will be predominantly trees in City Council ownership, which is the main purpose of the report, but it may include others at times where special circumstances apply, and officers are both able to do so and think it helpful.
- 1.2 It is important to note that the attached list does not represent all the work undertaken to trees in Lincoln, in Council ownership or otherwise. It does however cover all the instances where a tree is in City Council ownership and 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, 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 therefore predominately relate to trees on land owned by the City Council, with management responsibilities distributed according to the purpose of the land (e.g. 'Housing trees,' 'Park trees'). However, it may also include trees that stand on land for which the City Council has management responsibilities under a formal agreement but is not the owner (e.g. County Council highway trees).
- 2.3 All cases are brought to this committee only after careful consideration and assessment by the Council's Arboricultural staff (together with independent advice where considered appropriate).
- 2.4 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.

3. Consultation and Communication

- 3.1 All relevant ward councillors are notified of the proposed works for their respective wards prior to the submission of this report.
- 3.2 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.

4. Strategic Priorities

4.1 Let's Reduce All Kinds of Inequality

It is important to the Council that quality green spaces are accessible to all, and that everyone should enjoy the benefits that a greener environment brings.

4.2 Let's Deliver Quality Housing

Housing is about more than providing a building. Houses represent 'home,' and this feeling is developed on a range of factors about the area of a house, including the environment in which it stands. Tree cover is a significant aspect of shaping how an area of housing feels, and thus the creation of homes.

4.3 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. Lincoln's green spaces, including its tree cover, are an asset which has unquantifiable value; they are a key part of the City Council's strategic approach to improving the city for the benefit of all those who live, work, or visit the city.

4.4 Let's Address the Challenge of Climate Change

The trees in Lincoln's parks and open spaces are often referred to as it's lungs. Care for the trees, and how the Council ensure a healthy quality tree cover, underpins and contributes to biodiversity improvements.

5. Organisational Impacts

5.1 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.

5.2 Legal Implications including Procurement Rules

As trees are assets in the public domain the Council has a legal duty to maintain them, in so far as is reasonably practicable, in a safe condition. This policy supports that requirement and would add weight to any defence against claims related to injury or damages arising from allegations of negligence of the tree stock.

The Environment Act 21 required an amendment to section 96 of the Highways Act 1980. This placed a duty on a local highway authority to consult the public on the removal of any highway tree (subject to a number of exemption clauses). As the highway trees are all in the ownership of the County Council, this does not technically apply to City Council owned trees. However, the City Council, through this policy, commits to the same principles, and will always report the removal of any tree it owns to the Planning Committee. Where possible this will be in advance, for review, but may have to be retrospectively if circumstances dictate e.g. removal of a tree for health and safety reasons.

Exceptions to consulting via the Planning Report system will be applied as per the legislation and include:

- Trunk less than 8cm at 1.3m height.
- Planning permission has already been granted for its removal.

5.3 Equality, Diversity and Human Rights

The Public Sector Equality Duty means that the Council must consider all individuals when carrying out their day-to-day work, in shaping policy, delivering services and in relation to their own employees.

It requires that public bodies have due regard to the need to:

- Eliminate discrimination
- Advance equality of opportunity
- Foster good relations between different people when carrying out their activities

This report does not negatively impact equality, diversity, or human rights.

5.4 Significant Community Impact &/or Environmental Impact

It is recognised that tree works, not least removals, can impact a community. This is especially true when a large tree of note has to be removed.

Through the processes associated with delivering this report ward councillors are notified in advance and thereby have the opportunity to request briefings/details relating to any issues of concern.

Whilst officers will always try to flag up any potentially contentious issues in advance, and address them sensitively, this extra level of consultation permits opportunity for members to highlight any concerns, and for these to be considered according.

5.5 Corporate Health and Safety Implications

All works arising from this report are undertaken by the City Council's appointed grounds maintenance contractor. The appointment of contractors is an in-dept and considered process that will not permit the appointment of contractors who are not

considered safe and competent. The assessments remain ongoing throughout the period of their appointment.

All staff are all suitably trained, qualified, and experienced.

6. Risk Implications

6.1 (i) Options Explored

For each tree listed, members may choose to agree or refuse works. Where they refuse works, then this will have implications which must be understood, on a case-by-case basis. The preferred approach is agreement to the schedule proffered by arboricultural staff.

6.2 (ii) Key Risks Associated with the Preferred Approach

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.

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.

7. Recommendation

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

Is this a key decision? Yes

Do the exempt information categories apply? No

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

How many appendices does the report contain? One

List of Background Papers: None

Lead Officer:

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

**NOTIFICATION OF INTENDED WORK TO TREES AND HEDGES
RELEVANT TO THEIR CITY COUNCIL OWNERSHIP STATUS.
SCHEDULE No 3 / SCHEDULE DATE: 25/06/2025**

Item No	Status e.g. CAC	Specific Location	Tree Species and description/ reasons for work / Ward.	Recommendation
1	N/A	1 East Liberty – Highways tree	<u>Abbey Ward</u> 1 x Cherry <u>Retrospective Removal</u> This tree was retained as standing deadwood.	Replace with 1 x Cherry cultivar to retain the character of the area – to be planted as close to the original tree as possible.
2	N/A	2 Riverton Close – Highways tree	<u>Castle Ward</u> 1 x Malus <u>Retrospective Removal</u> This tree was retained as standing deadwood.	Replace with 1 x similar Malus cultivar to retain the character of the area – to be planted as close to the original tree as possible.
3	N/A	1 Uffington Close – Void housing property	<u>Hartsholme Ward</u> 1 x Sycamore <u>Retrospective Removal</u> This was a multistemmed tree which is positioned on the property boundary – multiple wide bark increments at the base of main scaffold branches placed this tree at high risk of unpredictable failure.	Replace with 1 x Maple cultivar: to be planted in amenity grassland at Carrington Drive
4	CAC	17-22 Ashtons Court – High Street – Housing Property	<u>Park Ward</u> 1 x Cherry <u>Remove to ground</u> This tree has outgrown available space and is also causing significant	Approve Works Replace with 1 x fastigate species: to be located in the

			surface level disruption due to the presence of significantly sized surface roots – reengineering of the adjacent hard surfacing cannot be undertaken with the tree remaining in situ.	central courtyard area of Ashtons Court
5		Boultham Glebe Allotment	<u>Park Ward</u> 2 x Poplar <u>Remove to ground</u> These trees are compromised due to the presence of significant structural weakness and dysfunctional tissue.	Approve works Replace with 2 x Alders: to be located in suitable areas within Boultham Park

Application Number:	2025/0153/LBC
Site Address:	Cornhill Market, Sincil Street, Lincoln
Target Date:	27th June 2025
Agent Name:	BPM Architecture Ltd
Applicant Name:	Mr Simon Kirk
Proposal:	Internal alterations to form new metal stud partitions, removal and replacement of glazed screen and alterations to existing island market stalls. (Listed Building Consent).

Background - Site Location and Description

Application is for listed building consent for internal alterations to the recently refurbished and extended Cornhill Central Market.

The Central Market building is grade II listed and is located within the Cathedral and City Centre Conservation Area no.1

The Central Market is a City Council owned building, and the current proposals have been submitted by the City Council, the application therefore needs to be presented to Planning Committee for a decision.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 15th April 2025.

Policies Referred to

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

Issues

- Local and national planning policy
- Effect on the special architectural character and historic interest of the listed building

Consultations

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

Statutory Consultation Responses

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

Consultee	Comment
Highways & Planning	Comments Received

Public Consultation Responses

No responses received.

Consideration

Policy S57: The Historic Environment is relevant;

"Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

Development proposals will be supported where they:

d) protect the significance of heritage assets (including where relevant their setting) by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, architectural detailing, materials, siting, layout, mass, use, and views and vistas both from and towards the asset;

e) promote opportunities to better reveal significance of heritage assets, where possible;

f) take into account the desirability of sustaining and enhancing non-designated heritage assets and their setting"

Listed Buildings

"Permission to change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's conservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting. Development proposals that affect the setting of a Listed Building will, in principle, be supported where they make a positive contribution to, or better reveal the significance of the Listed Building."

Planning History

The Central Market has been subject to a number of applications in recent years, primarily 2021/0257/LBC and 2021/0256/FUL for the refurbishment and extension of the market building, which included the opening up of the blind arches to the North and East elevations with new glazing, the insertion of new part mezzanine floor, replacement / repair of the roof and roof lantern, creation of a 2 storey rear extension, new flooring, air handling units etc.

Subsequent permissions also approved a new electricity substation for the market, and outdoor storage and bin areas.

The Proposal

This current application seeks to make alterations primarily to part of the recent refurbishment works to enable better use of the existing space within the market building.

The proposed works are for the removal of the modern Crittall screen installed to the western end of the market hall. This was initially created to provide a dedicated area for a fishmongers/ butcher. Unfortunately, the submitted Design and Access Statement and HIA indicated that it has not been possible to secure such a tenant for this part of the building.

The screen is to be replaced by sliding/ folding doors which will allow this end of the market hall to be fully opened up, thereby allowing better connection with the remainder of the market hall.

A new metal and plaster stud wall will be created to the left of the new folding doors and new plasterboard bulkhead created above.

The folding doors are to be a slim line aluminium frame and will be finished in black (RAL 9005) as per the current Crittall screen and also to reflect the colour scheme of the existing market interior.

Behind the new folding doors within the previously unused space, 2 new stud walls will be created to provide a store and also a prep area for an existing trader at the site. It is also proposed that 2 new deli counters will be created in this area for other tenants.

Both the Crittall screen and mezzanine beneath where the new stud walls are to be formed are modern fabric, installed during the recent refurbishment works. The proposal will therefore not affect historic fabric.

A new track/ runner for the folding doors will be created within the floor which will involve the removal/ alteration to a section of the floor tiles. These are again new tiles and will not therefore affect historic fabric.

The HIA indicates that the creation of the 2 small stud walls to create the new prep area will have some effect on the ability to view the open nature of this end of the main market hall.

The effect is however very minimal given its location beneath the mezzanine floor and also the area is presently closed off from view by the existing Crittall screen which prevents extensive views of the western end of the market hall.

It is also proposed that the one of the freestanding islands located in front of the existing Crittall screen, is to be altered to be reduced in mass and height to enable increased views through towards the proposed delicatessen area and western end of the hall.

The proposed works therefore seek to make better use of the space and to make it more attractive and usable for potential traders to occupy.

It is argued therefore that the proposed works are required to ensure the Central Market is successful and remains functioning as its intended use a market, open to the public.

The proposed works will not detrimentally affect historic fabric or be harmful to the overall original open layout of the market hall.

The proposed is therefore considered to be in accordance with policy S57 of the CLLP and is also considered to be in accordance with the duty contained within section 16 92 of the planning and (Listed Buildings and Conservation Areas Act) 1990 'In considering whether to

grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' .

No objections are raised by the Highway Authority or the Civic Trust.

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

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed internal works affect mainly modern fabric introduced as part of the recent refurbishment of the market building. The alterations to the layout respond to commercial requirements within the market and will ultimately help secure the continued use and future of this listed building.

The proposed works are not considered to detract from the special architectural character or historic interest of the listed building and is therefore in accordance with both local and national planning policy.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally

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

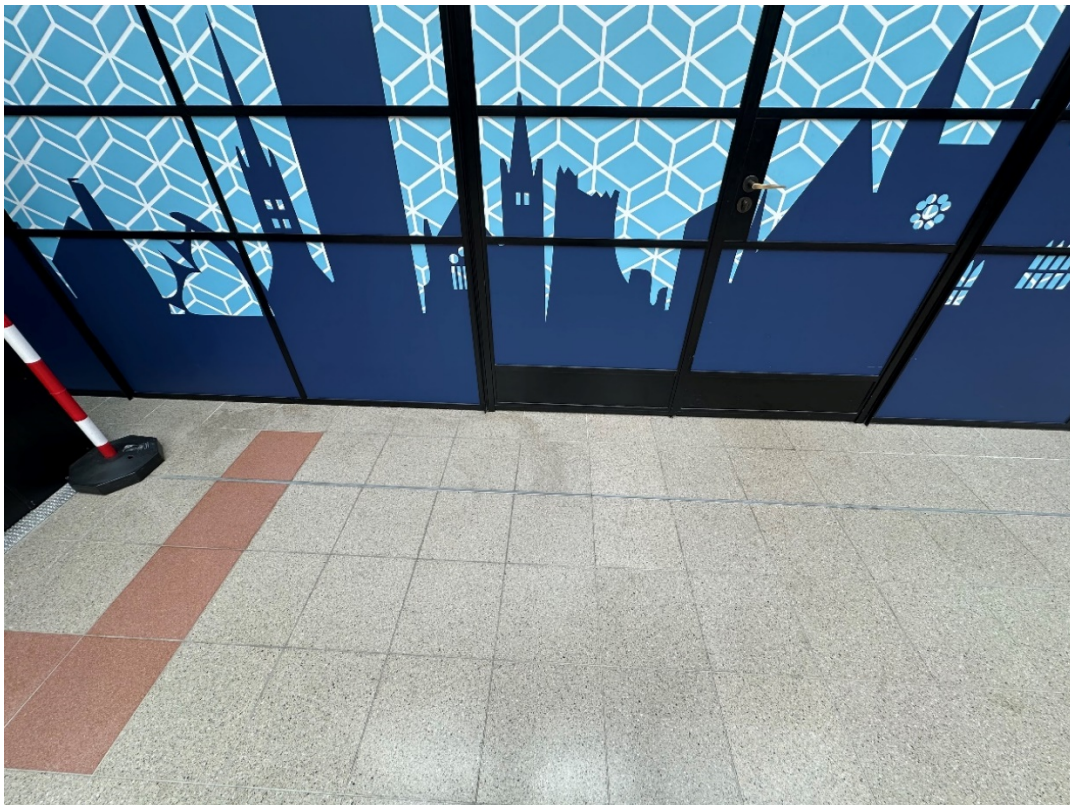
The above recommendation has been made in accordance with the submitted drawings identified below:

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

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View from inside the Cornhill Market looking west with existing fresh produce area located behind the existing Crittall screen, which is to be removed. Existing island stalls to the fore.



Floor area where new track is to be inlaid, for the operation of the new sliding doors.



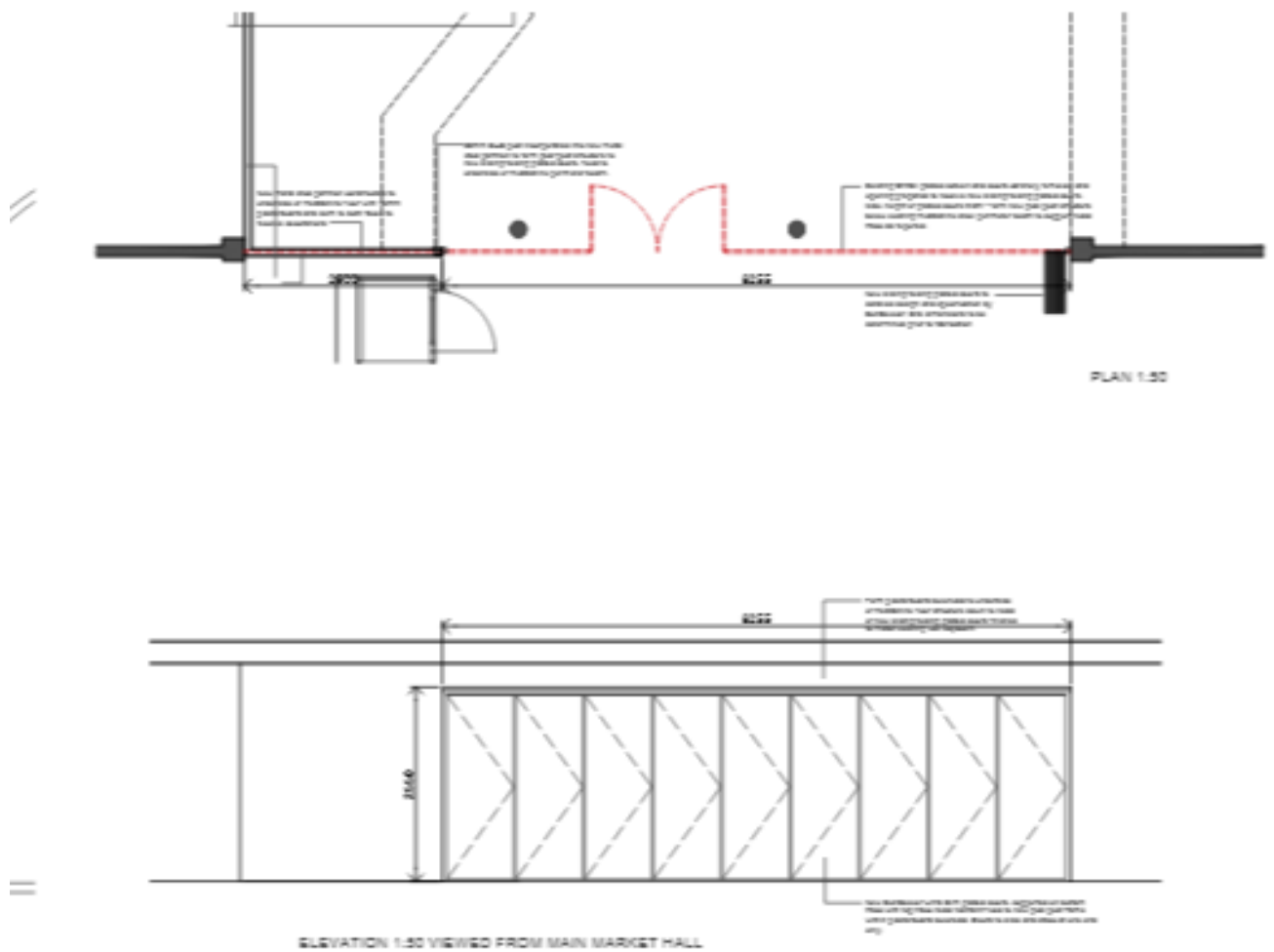
Existing screen to be removed and new folding/ sliding doors installed.

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Cornhill Market 2025/0153/LBC



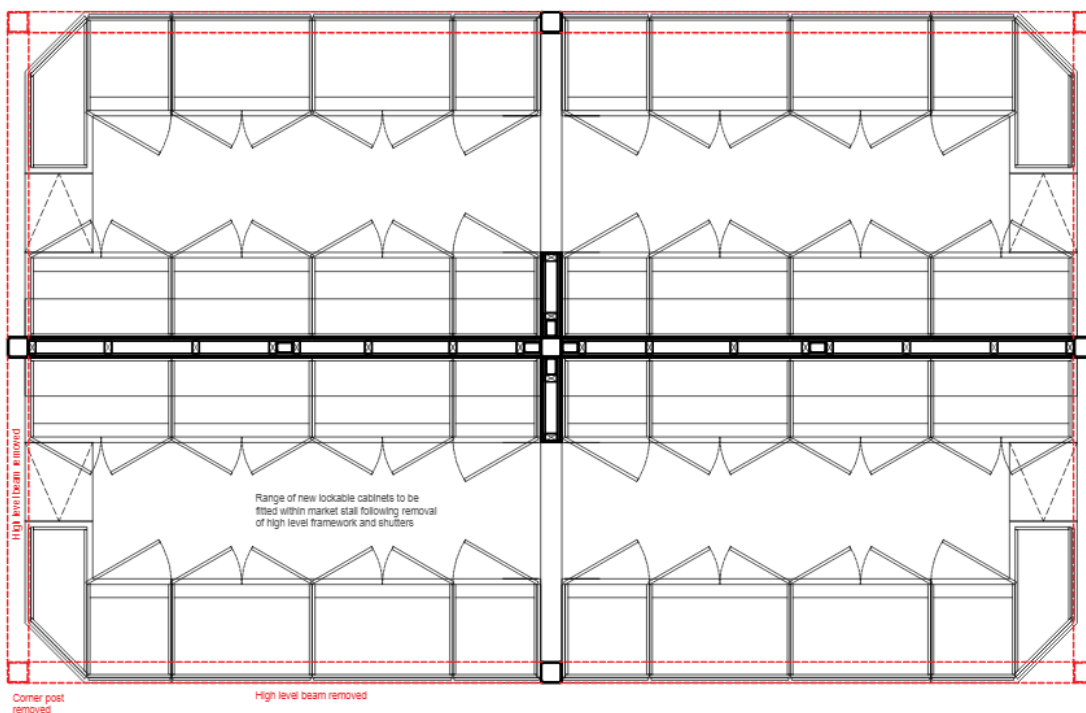
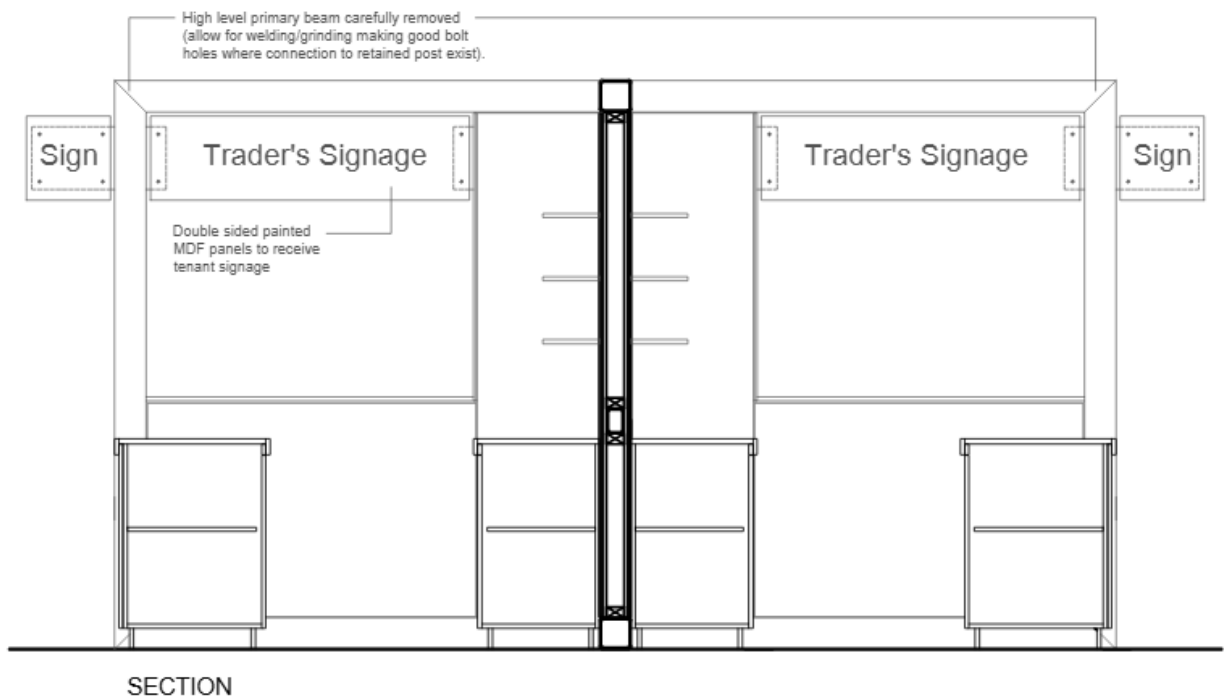
Site location



Proposed sliding/ folding
doors



Example of proposed folding doors provided by the agent.



Proposed alterations to existing freestanding stall to remove high level beam to create low level counters and improve views to western end of market hall.



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

District: Lincoln City Council

Application number: 2025/0153/LBC

Application Type: LBC

Proposal: Internal alterations to form new metal stud partitions, removal and replacement of glazed screen and alterations to existing island market stalls. (Listed Building Consent).

Location: Cornhill Market, Sincil Street, Lincoln, Lincolnshire

Response Date: 4 April 2025

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: 2025/0153/LBC
Application Type: LBC
Location: Cornhill Market, Sincil Street, Lincoln, Lincolnshire

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 will not affect the public highway

Consultee Comments for Planning Application 2025/0153/LBC

Application Summary

Application Number: 2025/0153/LBC
Address: Cornhill Market Sincil Street Lincoln Lincolnshire
Proposal: Internal alterations to form new metal stud partitions, removal and replacement of glazed screen and alterations to existing island market stalls. (Listed Building Consent).
Case Officer: Alex Leatherland

Consultee Details

Name: Mr Tony Maltby
Address: St Marys Guildhall,, 385 High Street, LINCOLN LN5 7SF
Email: Not Available
On Behalf Of: Lincoln Civic Trust

Comments

NO Objection

Application Number:	2025/0212/RG3
Site Address:	Playground, Hartsholme Country Park, Hartsholme Park
Target Date:	4th July 2025
Agent Name:	None
Applicant Name:	City Of Lincoln Council
Proposal:	Installation of play equipment.

Background - Site Location and Description

The application location is within Hartsholme Country Park, as this is City Council owned land, and the proposals have been submitted by the City Council, the application has been brought before the Planning Committee for a decision.

The application is for playground equipment which 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."

Playground equipment would not normally require planning permission however as the net structure is over 4m in height, permission is required in this case.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 21st May 2025.

Policies Referred to

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

Issues

The Proposals have been assessed with regard to:

- Accordance with National and Local Planning Policy
- Design and the impact on visual amenity, character and appearance
- Highways safety, access, and parking

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environmental Health	Comments Received

Public Consultation Responses

No responses received.

Consideration

Accordance with National and Local 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.

Paragraph 130 states that planning decisions should ensure that developments:

- 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;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- 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);
- 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;
- 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
- 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 building and therefore Policy S53 - Design and Amenity of the Central Lincolnshire Local Plan are relevant.

Policy S53 'Design and Amenity' covers all new development. The policy permissive of development that achieves a high-quality sustainable design that contributes positively to local character, landscape, and townscape, and supports diversity, equality, and access for all.

The park is allocated as "parks and gardens" and as part of the Western Flank Green Wedge (West Common and Hartsholme), therefore Policy S63 is also relevant. This policy states

that within the Green Wedges planning permission will not be granted for any form of development, including change of use, unless:

- a. it can be demonstrated that the development is not contrary or detrimental to functions and aims of the Green Wedge; or
- b. it is essential for the proposed development to be located within the Green Wedge, and the benefits of which override the potential impact on the Green Wedge.

Development proposals within a Green Wedge will be expected to have regard to:

- c. the need to retain the open and undeveloped character of the Green Wedge, physical separation between settlements, historic environment character and green infrastructure value;
- d. the maintenance and enhancement of the network of footpaths, cycleways and bridleways, and their links to the countryside, to retain and enhance public access, where appropriate to the role and function of the Green Wedge; and
- e. opportunities to improve the quality and function of green and blue infrastructure within the Green Wedge with regard to the Central Lincolnshire Green Infrastructure network and Biodiversity Opportunity Mapping.

Design and the Impact on Visual Amenity, Character and Appearance

The proposed play equipment would sit comfortably within the Country Park and the wider context of the area used for recreational purposes. The design of the proposed equipment is acceptable, and the materials are usual for Play equipment and would not appear out of place. The proposed play equipment would not require any changes to existing boundary treatments or new access.

The ground below the new equipment will be laid with grass matting to allow for safety of the equipment and blend into the existing ground.

It is therefore considered that the proposal would not have a detrimental impact on the visual amenity of the wider area in accordance with the Central Lincolnshire Local Plan Policy S53.

The City Council's Environmental Health Officer has confirmed that he has no observations to make regarding noise or other environmental impact. 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.

The location of the play equipment was discussed as part of the Western Growth Corridor project and has previously been agreed as a suitable location with various parties. The proposal is not harmful to the purposes of the Green Wedge and would increase the provision of an accessible recreational resource, with both formal and informal opportunities, close to where people live. Public access is to remain as existing and therefore the proposals would not be compromising the integrity of the Green Wedge.

It is considered that this development would benefit the wider community by enhancing facilities within an established country park and promote physical activity and health for children and young people.

Officers therefore consider the proposals are not detrimental to the purposes of the green wedge and the benefits of the new play equipment in an existing Country Park location

override any potential impact, therefore in accordance with Policy S63.

Highways Safety, Access and Parking

The Lincolnshire County Council as Highways Authority have raised no objection to the application, and Officers do not consider Highway Safety or Traffic Capacity would be harmed by the proposal.

Access will remain as existing around the country park and no new access is proposed.

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

The specification of the play equipment has been agreed previously with various parties and discussed during the previous Western Growth Corridor Planning application. Play equipment would not usually require Planning Permission, however as part of the equipment exceeds the permitted 4m height planning is required.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposal is considered acceptable in this instance as it does not undermine the character or appearance of the wider area or the Green Wedge. It is considered that the proposal would not result in significant harm.

On this basis, the application is in accordance with policies S53 and S63 of the Central Lincolnshire Local Plan and the National Planning Policy Framework and is therefore recommended for approval.

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.

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

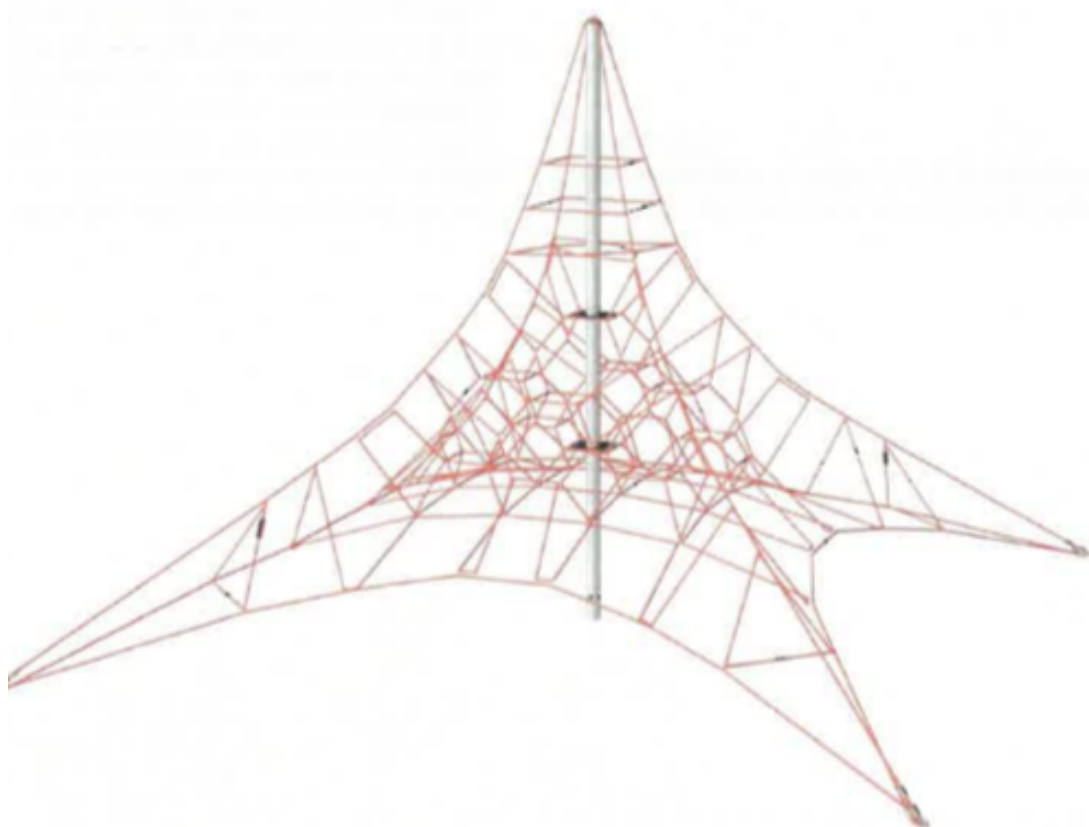
The above recommendation has been made in accordance with the submitted drawings identified below:

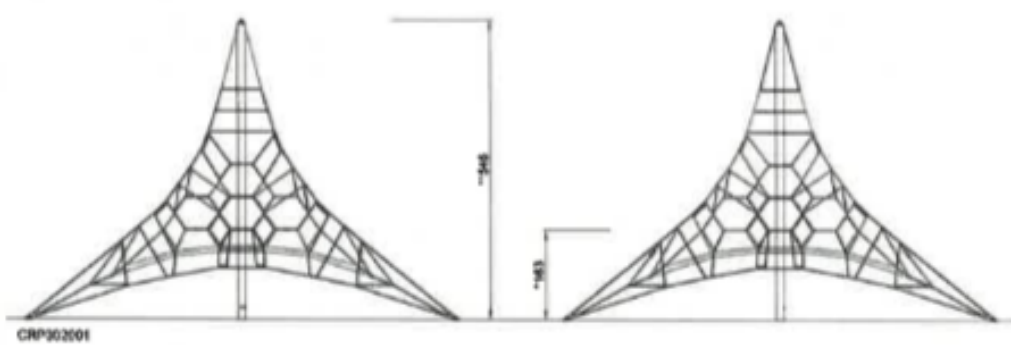
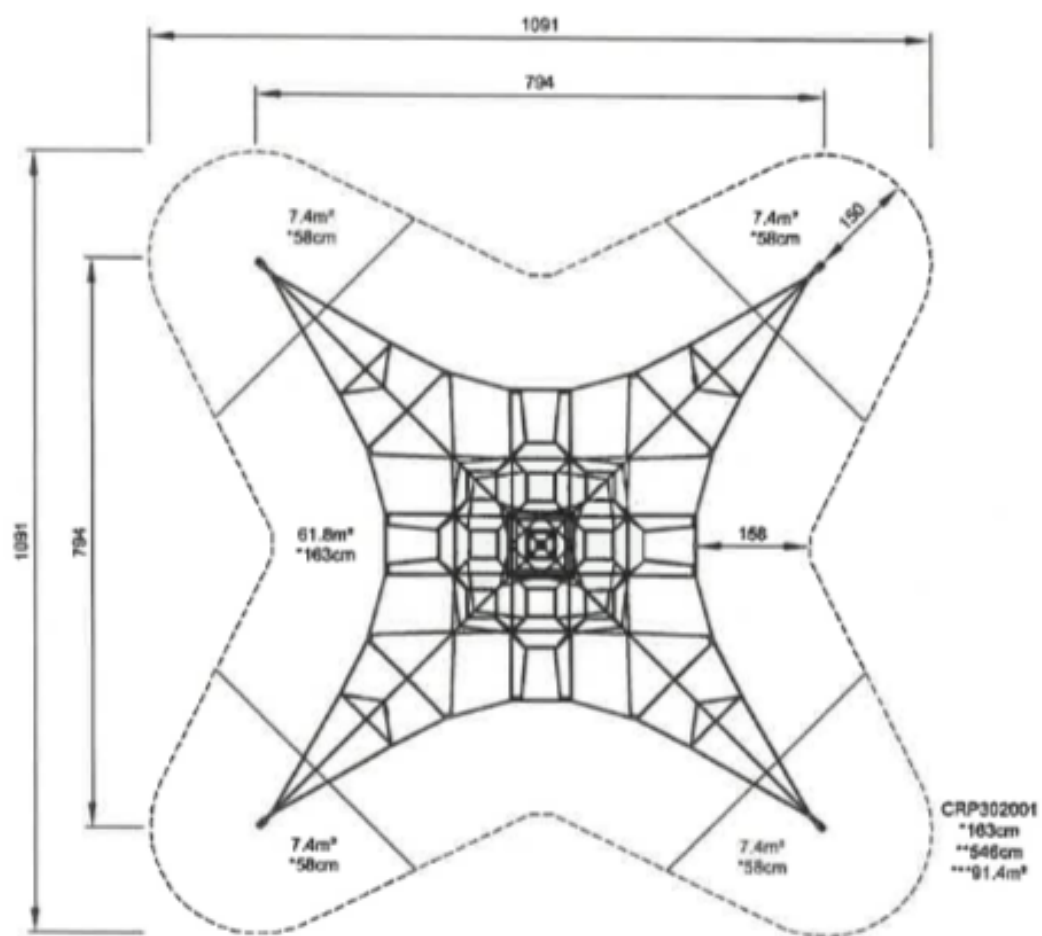
Drawing No.	Version	Drawing Type	Date Received
		Other	
		Location Plan	
proposed net product information		Proposed	7th April 2025
proposed net plan		Proposed	7th April 2025
CAS-391617-F1X9X8		Proposed	15th April 2025

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Plans and visuals









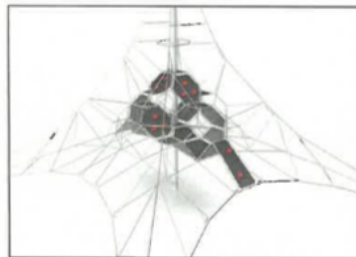
Ropes of UV-stabilized PES rope strands with inner steel cable reinforcement. The polyester yarn is made from +95% post-consumer materials and is inductively melted onto each strand. The ropes are highly wear- and vandalism-resistant and can be replaced at site if needed.



Corocord 'S' clamps are used as universal connections in Corocord products. 8mm stainless steel rods with rounded edges are pressed around the ropes with a special hydraulic press, making them the ideal connector: safe, durable and vandalism-proof, all while allowing the typical movement of rope play structures.



Corocord membranes consist of friction-proof rubberized material of conveyor belt quality with excellent UV resistance. Tested and compliant with REACH requirements for PAH. Embedded is a four-layered armoring made of woven polyester. The armoring and the two surface layers result in a total thickness of 7.5 mm.



With six pre-defined color concepts and numerous add-in and add-on options, you can create bespoke Spacenet™ structures. A new platform enables interlinking with our other popular product categories, such as MOMENTS™, ELEMENTS™ and Robinia.



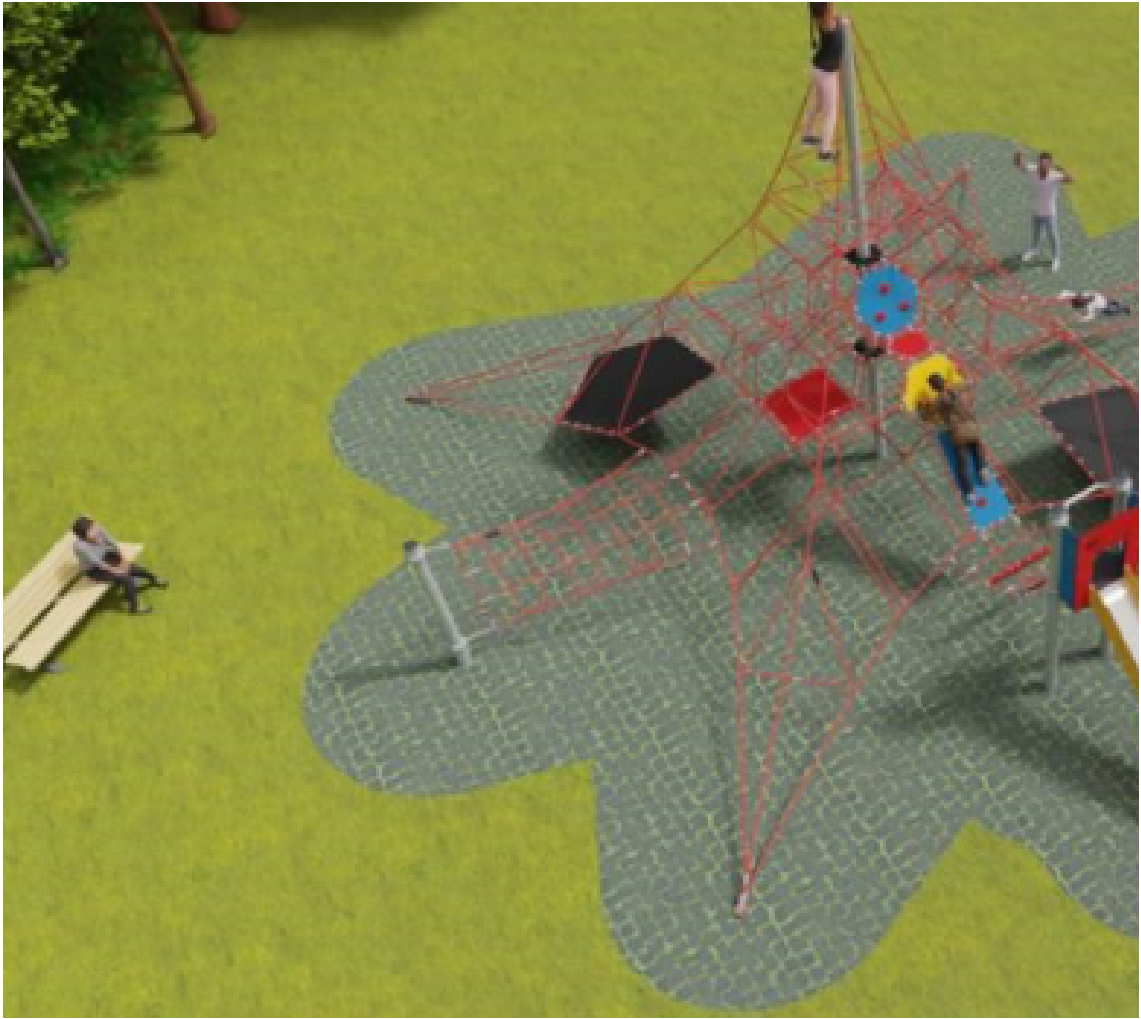
In the centre of the net is the mast, made of high quality seamless steel. The structure of the mast as an oscillating support is statically favourable and equalizes the oscillations in the net. The masts are hot dip galvanised as standard, with the design option of additional powder coating.



For installations using rubber surfacing the turnbuckle protectors are to be ordered separately.









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

District: Lincoln City Council

Application number: 2025/0212/RG3

Application Type:

Proposal: Installation of play equipment.

Location: Hartsholme Park, Skellingthorpe Road, Lincoln, Lincolnshire, LN6 0PA

Response Date: 24 April 2025

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: 2025/0212/RG3

Application Type:

Location: Hartsholme Park, Skellingthorpe Road, Lincoln, Lincolnshire, LN6 0PA

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.

Planning application does not affect the public highway.

Regards

Officer's Name: John Clifton

Officer's Title: Principal Development Management Officer

Date: 24 April 2025

Consultee Comments for Planning Application 2025/0212/RG3

Application Summary

Application Number: 2025/0212/RG3

Address: Hartsholme Park Skellingthorpe Road Lincoln Lincolnshire LN6 0PA

Proposal: Installation of play equipment.

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.

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Application Number:	2025/0115/RG3
Site Address:	The Terrace, Grantham Street, Lincoln
Target Date:	4th July 2025
Agent Name:	None
Applicant Name:	Simon Kirk
Proposal:	Installation of vertical flue system to front elevation.

Background - Site Location and Description

The application building is The Terrace, as this is a City Council owned building, and the proposals have been submitted by the City Council, the application has been brought before the Planning Committee for a decision.

The Terrace is a relatively modern building that lies within the Cathedral and City Centre Conservation Area. The Terrace is made up of three blocks - A, B and C which are adjoined. Block C is adjacent to a Listed Building.

The proposal is for a vertical flue to be added to the frontage of Block B.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 17th April 2025.

Policies Referred to

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

Issues

The Proposals have been assessed with regard to:

- Accordance with National and Local Planning Policy
- Design and the impact on visual amenity, character and appearance
- Impact on residential amenity
- Highways safety, access, and parking

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environmental Health	Comments Received
Principal Conservation Officer	Comments Received
Paul Carrick	No Response Received
Contaminated Land Officer	No Response Received

Public Consultation Responses

No responses received.

Consideration

Accordance with National and Local 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.

Paragraph 130 states that planning decisions should ensure that developments:

- 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;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- 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);
- 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;
- 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
- 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 building and therefore Policy S53 - Design and Amenity

and Policy S57 - The Historic Environment of the Central Lincolnshire Local Plan are relevant.

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

Policy S57 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, including as identified in any adopted Conservation Area appraisal. Proposals should:

- retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces and architectural details that contribute to the character and appearance of the area;
- where relevant and practical, remove features which have a negative impact on the character and appearance of the Conservation Area;
- retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials, and plot widths of the existing built environment;
- assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape; and
- aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.

Design and the Impact on Visual Amenity, Character and Appearance in the Conservation Area

The application is for the addition of a single vertical flue to the frontage of block B of the Terrace.

The building is a modern building within a wider modern development in the Cathedral and City Conservation Area and therefore does not have historic value in and of itself. The primary consideration is whether the proposed would cause significant harm to the character and appearance of the Conservation Area.

The principal building frontage of Block B is recessed, and the proposed flue runs up the edge of the building. This helps the flue read as part of the defining build form edge and therefore impact on the conservation area is negligible and the character of the area preserved.

The Council's Principal Conservation Officer has been consulted as part of the application process and raised no objections to the proposals.

Officers consider that the proposal would not result in undue impact on the Conservation Area. Therefore the proposal is in accordance with the duty contained within section 72 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 'In the exercise, with

respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

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

Impact on Residential Amenity

The proposal is for a new vertical flue to be installed. Officers consider that the proposal would not result in significant impact on the neighbouring properties. Officers are satisfied the proposal will not cause undue harm to the existing relationship the property shares with neighbouring buildings, and it is not considered to cause undue harm to residential amenity.

The Council's Environmental Health Officer has been consulted as part of the application process and raised no objections to the proposals.

Officers consider the proposal would not cause undue harm to the amenities which neighbouring occupiers may reasonably expect to enjoy, in accordance with CLLP Policy S53.

Highways Safety, Access and Parking

The Lincolnshire County Council as Highways Authority have raised no objection to the application, and Officers do not consider Highway Safety or Traffic Capacity would be harmed by the proposal.

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

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposal is considered acceptable in this instance, given the sympathetic design and location of the flue. The proposal does not undermine the character or appearance of the Conservation Area.

It is considered that the proposal would not result in significant harm to the architectural or historic significance of the area.

On this basis, the application is in accordance with policies S53 and S57 of the Central Lincolnshire Local Plan and the National Planning Policy Framework and is therefore recommended for approval.

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.

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	

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The Terrace – Plans, Specs and Photos - 2025/0115/RG3

Af1, The Terrace, Grantham Street, Lincoln, Lincolnshire, LN2 1BD



Date: 10-02-2025
Name: Mark Kelsey
Company: LINCOLN PLUMBING & HEATING
Company Address: Unit 11, Riverside Enterprise Park, Skellingthorpe Road, Saxilby, Lincoln, LN1 2FU
Contact Number: 01522 704704 / 07950498591
Project Reference: The Terrace - Grantham Street - Lincoln
Project Number: 2/27679 Rev 2
Jeremias Contact: Kyle Milne - Commercial Sales Manager
 Tel: +44 (0) 7810 507743 / Email: kyle.milne@jeremias.uk

SCOPE OF WORKS

Boiler Flue - Product – EW ECO 316 P1 & DW ECO 316/304 P1 (see description below)

To Supply & Install as below:

Connecting to 1 No 180Ø Hamworthy Wessex Modumax 110/330 condensing boiler, that runs horizontally as per the routes provided for approx. 4.5m through 2 No 45 degree elbows and through an external wall, which then continues in DWECO product 180Ø (230Ø od) and runs horizontally externally for up to 1.5m and then connects to an 87 degree base tee and drain (pipework by others). The system then rises vertically for approx. 16.0m to termination.

In accordance with: Drawing No: As per Kyle Milnes site survey.

Our cost for the above flue system would be:

kel

£5,518.00 Net

Our EXTRA cost for powder coating the external flue only, would be:

£644.00 Net

Our EXTRA cost for a cherry picker (subject to a survey by an access specialist), would be:

£850.00 Net

PRODUCT DESCRIPTION

Boiler Flue; (internal) EW ECO 316 P1 - Single wall chimney system manufactured in stainless steel AISI 316L (1.4404). Suitable for wet (condensing) working conditions using tri-lip silicone gaskets up to 200pa

(external) DW-ECO 2.0 316 JOINT - Twin wall chimney system manufactured in stainless steel AISI 316L (1.4404) internal and AISI 304 (1.4301) external wall. Suitable for up to 200pa wet working conditions (condensing) using tri-lip silicone gaskets. Mineral rigid insulation with 25mm thickness and 128kg/m3 density. (Available at an additional cost).

All the prefabricated flue systems offered by Jeremias UK Ltd are CE marked by the notified body TÜV-SÜD in accordance to the BS EN 1856:1. The CE Mark became mandatory and a legal requirement from 1st July 2013 for all factory-made metal chimney systems sold in the UK.

Proposed Visual:

The Terrace, Lincoln

Proposed New External Flue Riser Route

Black Powder Coated Finish

Before



New Flue Riser



Photographs:







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

District: Lincoln City Council

Application number: 2025/0115/RG3

Application Type:

Proposal: Installation of vertical flue system to front elevation.

Location: The Terrace, Grantham Street, Lincoln, Lincolnshire LN2 1BD

Response Date: 24 April 2025

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: 2025/0115/RG3

Application Type:

Location: The Terrace, Grantham Street, Lincoln, Lincolnshire LN2 1BD

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.

Regards

Officer's Name: John Clifton

Officer's Title: Principal Development Management Officer

Date: 24 April 2025

Conservation Comments

Application Reference Number	2025/0115/RG3
Planning Officer	Jessia White

Address	The Terrace, Grantham Street
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Description of Proposed Work
Installation of vertical flue system to front elevation

Comments
The application site is a modern building within a wider modern developed in the Cathedral and City centre conservation area and is recessed from the principal building line. The proposed flue runs up the edge of the building and in this way is read as part of the defining built form edge. Therefore, impact on the conservation area is negligible and the character and appearance is preserved.

Summary
Therefore, the proposal is in accordance with the duty contained within section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 'In the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

Recommended Conditions
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Officer	Sarah Harrison Principal Conservation Officer
Date	

Consultee Comments for Planning Application 2025/0115/RG3

Application Summary

Application Number: 2025/0115/RG3

Address: The Terrace Grantham Street Lincoln Lincolnshire LN2 1BD

Proposal: Installation of vertical flue system to front elevation.

Case Officer: Jess White

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.