

74A Winn Street- consultation responses

I have been contacted by local residents expressing concerns about this application. I believe they will be submitting their own comments but I agreed to support them by submitting the following comments myself.

I understand this development was last approved in February 2010 and this approval has now expired hence this resubmission. As there have been no changes to the actual design of the building in this resubmission I assume that it will more than likely be approved again.

However I wish to comment on some changes in relation to car parking which have occurred since this plan was last approved in 2010.

In the Design and Access statement supporting this application there are two references to car parking. Paragraph 3 states: "the area of the site will most probably restrict any possibility of providing off street parking. Alternatives will therefore need to be considered."

Paragraph 4 states: " There is no parking provided on site as there is unrestricted on street parking available on Winn St from Spa St to Tempest st.(a distance of approx 130 metres) due to the fact that there are very few houses fronting onto this section of road and it is unattractive to shoppers/commuters because of the distance from the City Centre. There are generally few cars parked there.

I would agree that this statement would have been correct in 2010 but is not so any longer. The last two years has seen a huge increase in parking along that part of Winn st on both sides of the road as it is a 'one way' part of Winn st. as a continuation on from Spa St. I have no way of knowing if these vehicles belong to local residents or commuters. I have on occasion, over many years, parked my own car in that area when carrying out my councillor duties but increasingly over the last year I have been unable to do so due to the number of vehicles parked there most days.

This development consists of 7 flats with a total of 10 bedrooms. There is no way of calculating how many of the occupiers will have vehicles. If they all do then it will create severe problems in the area.

I am also concerned about the waste disposal system that will operate from this block of flats. I hope that the developers will take the advice offered from City Council officers and adopt a communal bin storage system.

I took the attached photo today, Monday December 4th at about 2.30 as I was in the area. One of the cars parked there is mine.

Regards
Fay Smith
Councillor Fay Smith

74C Winn Street
Lincoln
LN2 5NH
02/12/2017

REF: 2017/1207/FUL
Planning for 7 flats 74A Winn Street.

Dear Sir/Madam,

I am writing to you as the owner/occupier of 74C Winn Street about my concerns for the proposed planning to build 7 Flats on the site of 74A (currently one bungalow). My objections fall under the material planning considerations of Highway safety and congestion plus noise and disturbance.

Firstly I would like to say that I do welcome some proposed development building and planning for that site as currently it is a sight for soar eyes. Also the sewers and drains at the site must be an environmental health risk as during the summer months the smell is unbearable with waste spilling all over the footpath and road. I would like to add that rumours have gone round that the replacing of the sewers and drains necessary for development to take place is going to be a shared responsibility with the owners of no's 74 B,C and D Winn Street, which I strongly disagree with as there are no problems with our drains and sewers.

My main concern and objection to the plans for the site is the overall size of the dwelling and the number of new occupants 7 flats could produce on such a small site.

At the moment I often struggle to get my car up the access drive to the private parking spaces for 74 B,C and D Winn Street. Cars often park and obstruct access at the end of the drive as the whole of Winn Street becomes congested with parked cars. So you can imagine the effect of what 7 new flats and an extra 7-14 cars could have in an already congested area. I could imagine bumps, scrapes, disputes and arguments taking place causing a Health and safety issue.

I understand that development of some kind and the sewer problem to be resolved is a must, but during the work schedule which no doubt will last for months, my neighbours and I worry that our parking access is going to be denied from us on occasions. A satisfactory solution for all parties would have to be reached.

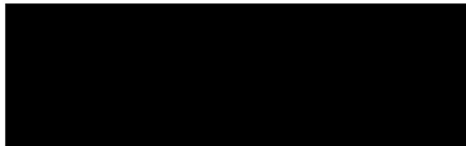
More welcoming would be a plan for a smaller building with less occupancy potential and a plan to install some kind of parking restrictions on Winn Street. I.e at the side of proposed new build at the end of the private access to 74 B,C and D Winn Street.

I strongly believe that the proposed plans for the site would cause Highway safety and congestion to a intolerant level and the noise/ disturbance concerning the access/parking issue is not acceptable with out a plan for parking restrictions to be enforced in the for said area.

I hope you find my comments useful and constructive as they are the shared views of my neighbours.

Yours sincerely

Su Hui



02.12.2017

RE: Proposed development of block of flats at 74A Winn Street

I am writing this letter to register my objections to this project.

The proposed block of flats will drastically reduce the amount of light coming into my property, as it is so large.

There will be a major problem for parking. If all flats are occupied there will be the potential for an additional 21 cars down Spa Street/Winn Street. As you will see from the photos that my neighbour has taken the current situation is terrible. Emergency vehicles and bin lorries already struggle to get down there. If there are any more vehicles the situation will become unworkable.

Another problem I have is with the rubbish that will be generated by this new development. The bin area is in such a place that would make it impossible for the bin lorry to manoeuvre into a spot that would be appropriate for refuse collection. I already have it on good authority that the bin men will not be walking up the driveway to collect the bins. Hence there will be a build of refuse creating a major health and safety issue.

I also understand from Anglian Water that in order for said development to be built the main sewer, that runs under the property, will have to be redirected. This is something that no other neighbour will agree to as that will involve digging up our car park.

In addition, the current opinion against this development can be evidenced by the amount of signatures collected in our petition.

Many thanks

Maria Davalos-scoins

Planning Objection Ref.2017/1207/FUL (74A Winn Street, Lincoln)

7th December 2017

To City of Lincoln Planning Department.

OBJECTIONS

To whom it concerns,

My name is Matthew Jones. I live at 74D Winn Street with my partner Laura and our 7 children. I have lived here for the last 20 years.

We are objecting to the recent planning proposal of 7 flats from a bungalow.

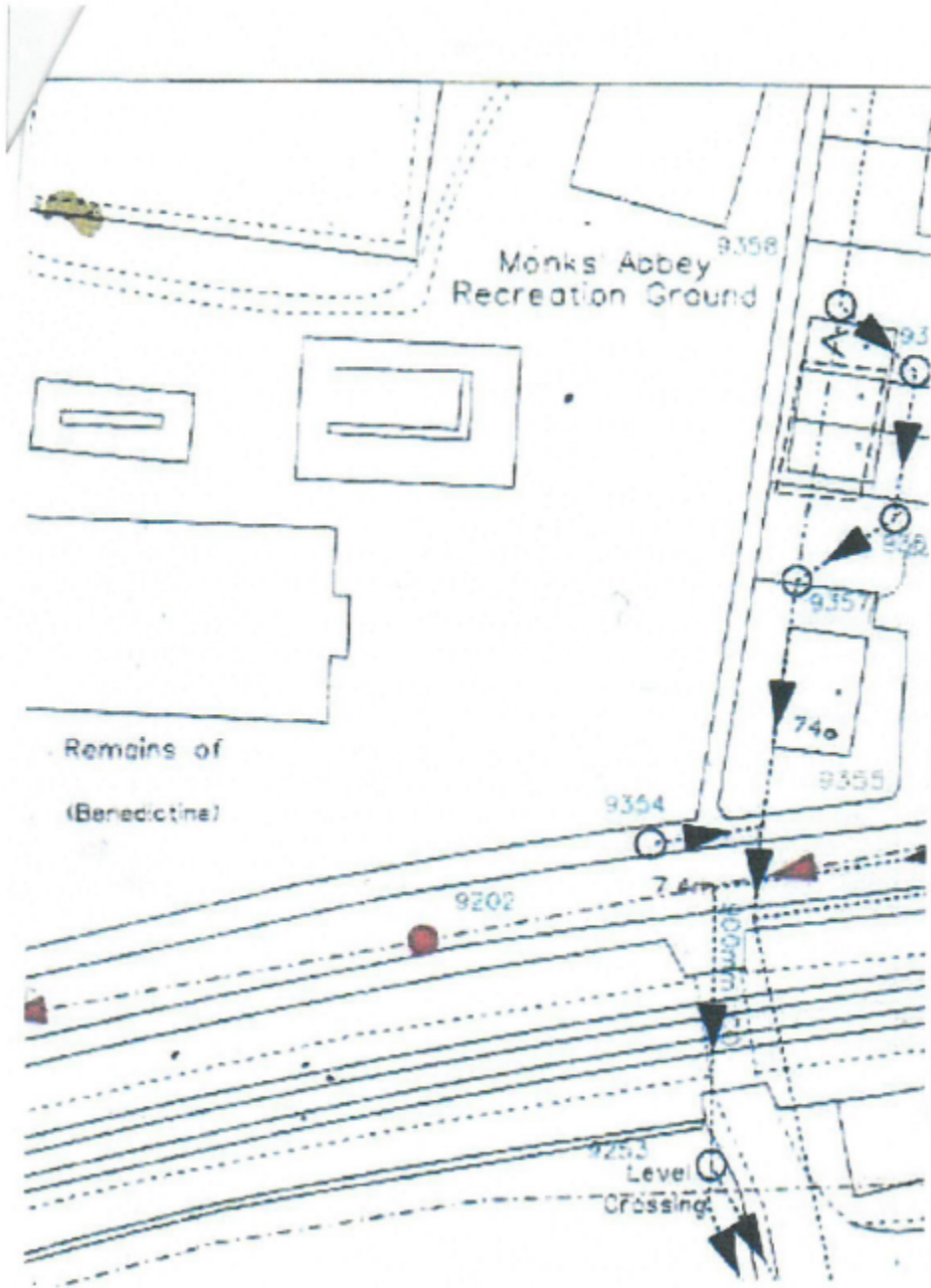
We DON'T want this planning development for the following reasons. What kind of people will want to buy the flats, we have a block of flats at the top of Winn Street, We have them now at night playing loud music and at weekends its parties, people hanging around. Is this going to follow suite so we then have similar problems at the bottom of Winn Street with another 7 flats.

With parking at present a real issue we fear that our drive will be taken advantage of and used by the flat occupiers. We don't want this happening. Please find the enclosed photos of Winn Street and Spa Street showing on how serious parking already is. We have also enclosed a petition that is from residents down Winn Street and Spa Street. I do hope that our concerns and views are heard as we feel that this is a really concerning matter to this inadequate development of seven flats, why don't you put two new starter homes there? All we can see is an indulgent developer.

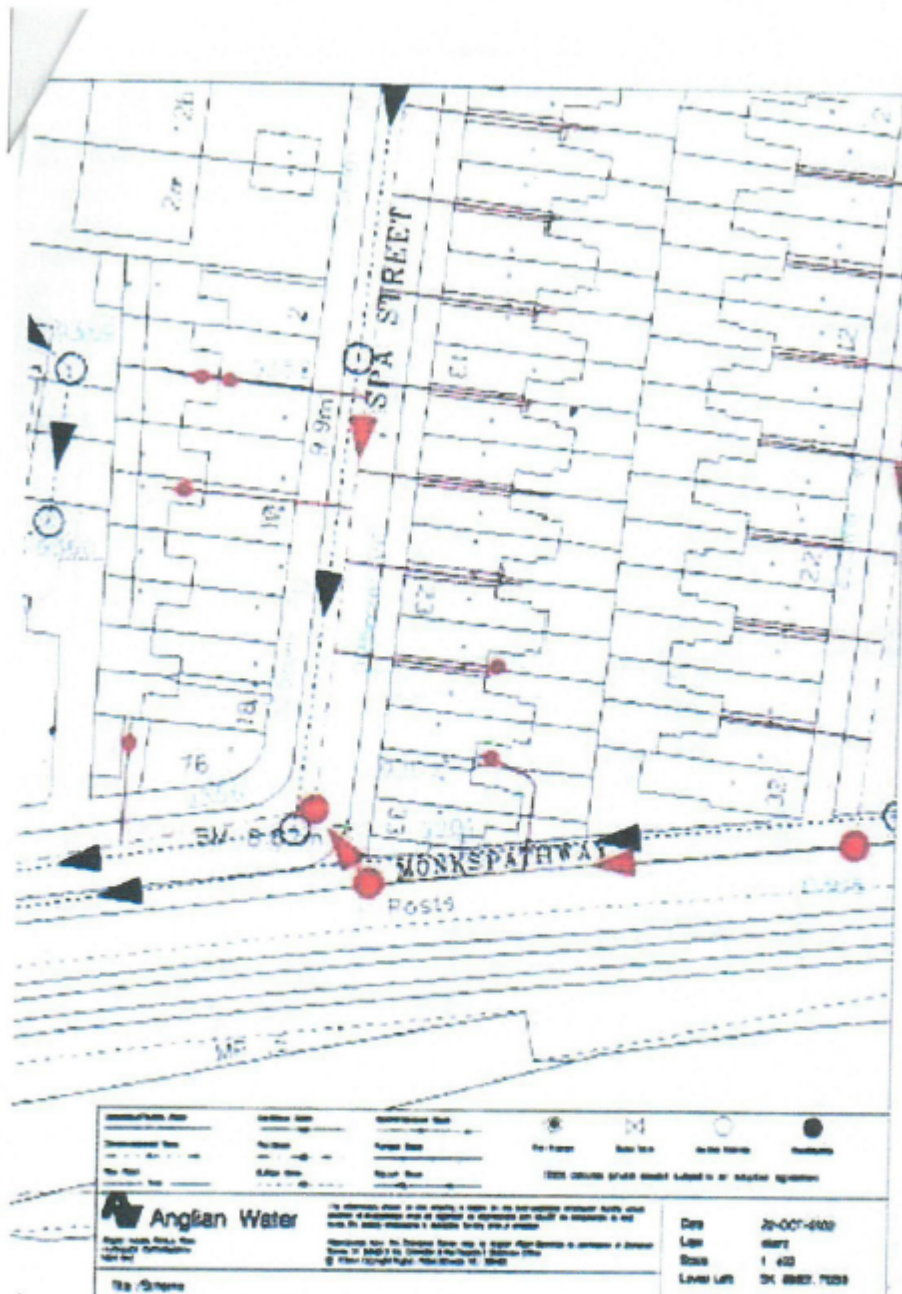
Sewer diversion:

I have spoken to Anglian water and they do not know anything about this diversion. What's happening regarding sewer water diversion? At present Anglian water are responsible. 74D, 74C, 74B use our drive all times. [REDACTED] certainly do not want the inconvenience of up evil and DO NOT want my drive dug up for a sewer diversion.

Are the Planning Committee aware that a large Surface Water Sewer passes through the Site at 74A Winn Street, directly under the existing bungalow and therefore under the proposed block of 7 flats – see Anglian Water Sewer Plan layout below: -



Anglian Water – Surface Water Main Sewers – Plan 1 of 2

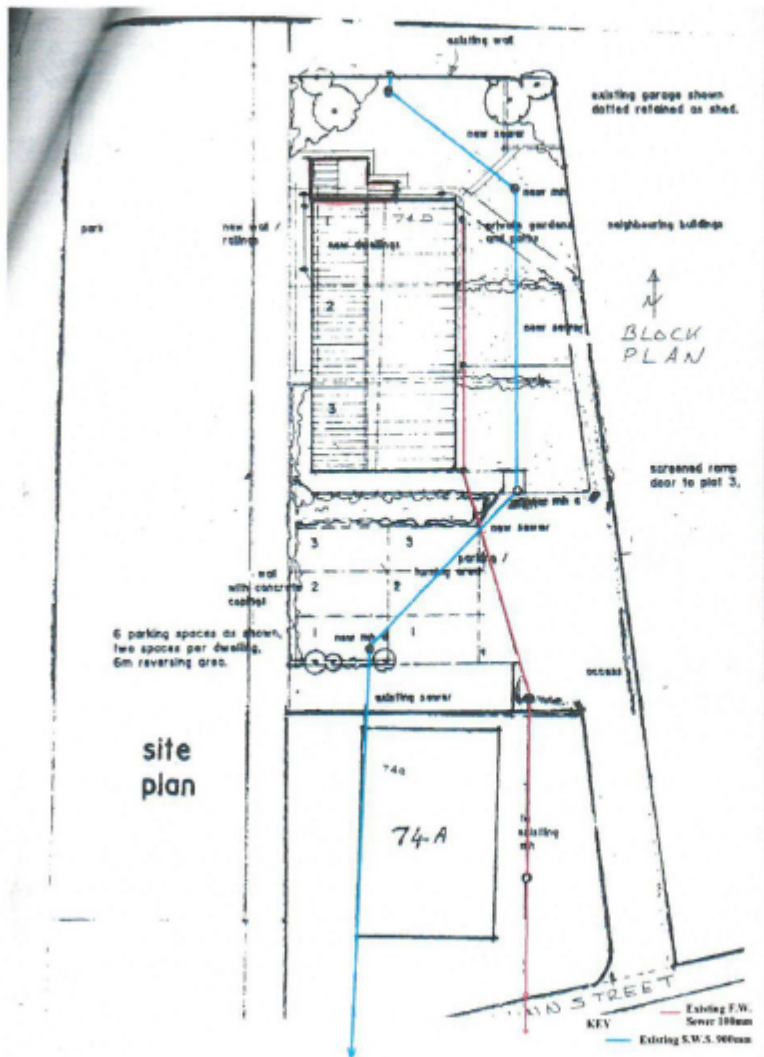


Anglian Water – Surface Water Main Sewers – Plan 2 of 2

Now we are responsible for the drains and what's happening regarding the responsibility at 74A? At this moment in time it is a private responsibility unless the developer goes in for a

section 104 this will put the responsibility from private to Anglian water hence the responsibility lies with the new flats.

I do not see any proposals for my Foul Water Sewer that runs from my house at 74D Winn Street, combining 74C, 74B and 74A and connecting to the Main sewer in Winn Street. See Plan attached: - The Foul Sewer referred to is marked in RED. The Surface Water (approx. 24inch diameter is marked in BLUE and runs from Monks Road to Winn Street carrying the water from the street gullies in Monks Road). Any diversion to the storm drain needs a 6M wide access strip to the diverted pipe – that's 3M either side of the centre line of the pipe.



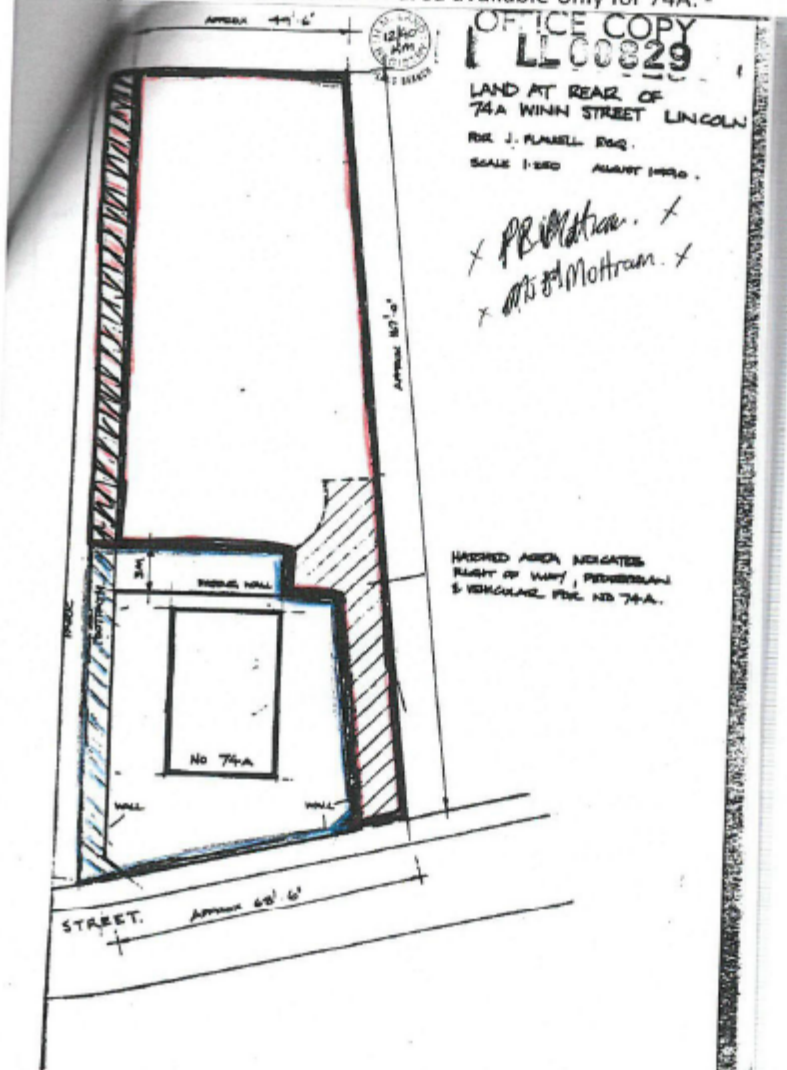
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Do you think you can use our drive? We are responsible for maintaining the drive

Waste bins

In the report they say about using a Cory 26 ton lorry to back up OUR drive to empty the skip bins. If they go down the routes of seven waste bins and seven recycle bins then that would mean an extra fourteen bins plus the two bins from 74D, the two bins from 74C and the two bins from 74B which is a total amount of 20 bins at the bottom of the Winn street which is objectionable. Where will they go? This area would be very congested if the bins were to go there.

Access to the rear of the proposed 7 flats is limited under covenants. There is no turning area for vehicles that the occupants of these properties own or indeed service vehicles. The parking areas for 74B, 74C and 74D allow for turning manoeuvres for these properties ONLY. Plan below shows area hatched of area available only for 74A: -



Access to the rear of the proposed 7 flats is limited under covenants and as plan shows area hatched

Storage

Where will machinery and plant be stored? The whole site will be taken up with this development.

Parking

There will definitely not be any parking for the flat residents on the site. The report quotes "plenty of off street parking" which is completely wrong. Winn street and Spa Street are always full 24/7. I have enclosed some photos that I have taken myself for proof.

I have 3 sets of Photographs of the existing parking problems in Winn Street. I attach 3 PDF files containing these. I show below one typical photo of the parking position below: -



Winn Street Photograph of parking

_____ who use the parking area designated to me at various times on a regular basis. Access is important.



Spa Street Photograph of parking

Contamination

Has any tests even been taken? Is the land contaminated?

Demolition of 74A

As 74A is close to a park but also close to a public footpath, there is no access for vehicles on the proposed site. Has there been any risk assessments undertaken and how are you proposing to demolish the bungalow?

In addition, the bungalow at present with it being at the bottom of the hill it will have a continuous flow of water onto spa street.

The access to the flats are a concern as we are responsible of the up keeping of the drive, but with flats who's going to have responsibility and how? How will there be contribution towards the up keep, anyone can walk up our drive. This has left us with a poor and limited security.

Another concern we have is that the builders will have materials delivered because we don't want lorries on our drive as it will be damaged and will be worn away, where will the builder's materials be stored?

Has any risk assessments been carried out? questions like this are very concerning. Also, remember that the land will all be taken up by this development and there is a public foot path right next to it and a park. On the plan I have also shown my views regarding parking and the flats access which is the same view as our drive.

We have not been acknowledged regarding this development by the developers only when we saw a lady and gentlemen who commented that their plans are to tidy this area up.

The issues relevant to a planning decision are: -

1. Privacy
2. Highway Safety and congestion
3. Noise and disturbance
4. Design
5. Appearance
6. Conservation of buildings – the proposed development is adjacent to the conservation area. West of the proposal site are situated 3 No. Grade 2 listings, listed in 1953 and scheduled SAM 24, Ruins of Chancel at Monks Abbey, Ruins of Nave at Monks Abbey and Masonry Fragments 25M East of Chancel at Monks Abbey.
7. Monks Abbey is situated in a large open space comprising recreation facilities, sports facilities (which have been upgraded utilising EU grants along with renewed street lighting, pavements in an Enhanced scheme of the area. Objection on policies related to adjacent to or otherwise impacting upon designated areas – potential impact on open spaces, impact of development in environmentally sensitive areas of landscape value, Impact of development on the quality of views
8. Amenity
9. Overshadowing
10. Overlooking loss of privacy
11. Inadequate parking and servicing
12. Overbearing nature of proposal
13. Layout and density of the building
14. Effect on listed buildings and conservation area – Monks abbey
15. Traffic congestion and parking
16. Access or highway safety
17. Noise and disturbance from the scheme disturbance from smells
18. Public visual amenity
19. Contamination – a report from the environmental section refers the land is potentially contaminated and therefore an assessment and means of disposal is required. Noted in planning application form submitted by the applicants that the proposal site is not contaminated.
20. Services – Foul Water Sewers and Surface Water Sewers
21. Surface water disposal and existing surface water storm drain
22. Foul Water sewers – maintaining existing drains from 74B, 74C and 74D Winn Street

I and my partner oppose the proposed development.

Kind Regards

Matthew Jones and Laura Baker

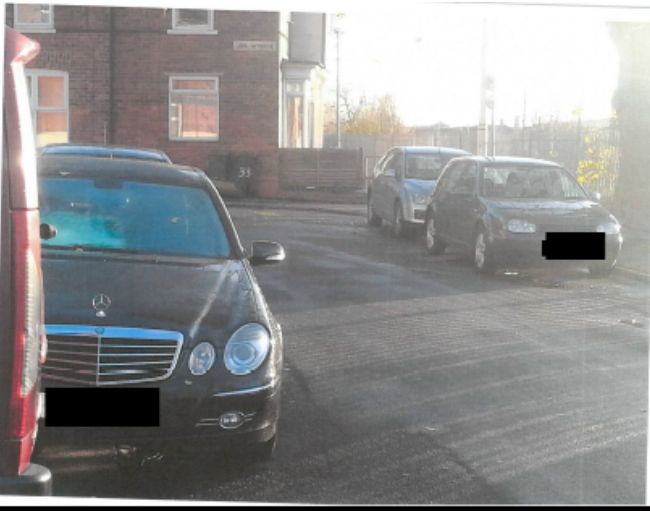
74D Winn Street

Lincoln

LN2 5NH

Enc's - 3 Attachment PDF's of Parking in Winn Street and Spa Street



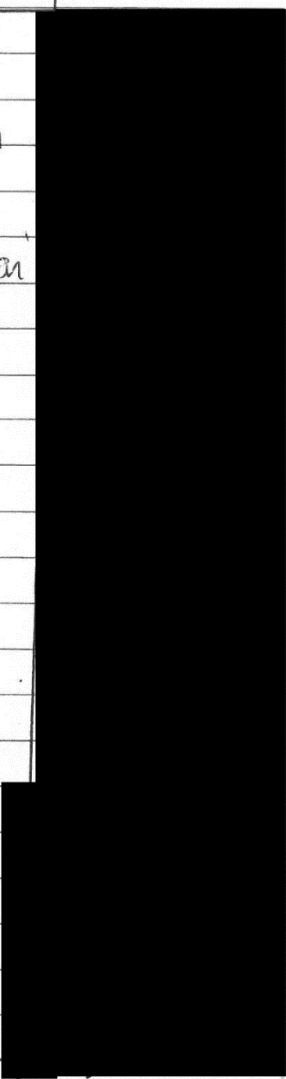




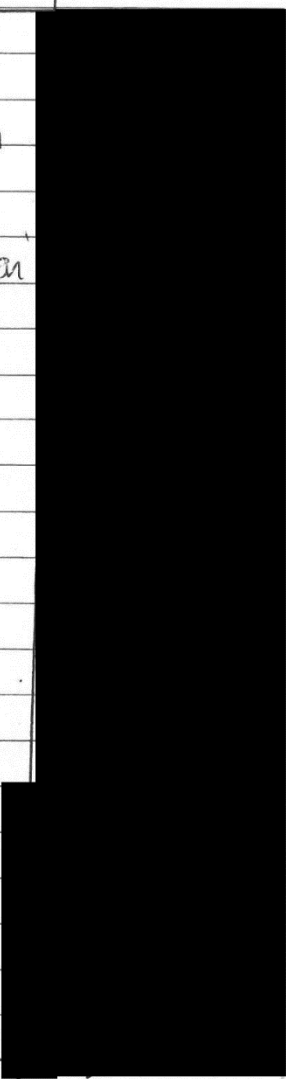




PETITION TO OBJECT DEMOLITION OF
EXISTING BUNGALOW OF 74A WINN STREET
AND ERECT A THREE STOREY BUILDING
TO ACCOMMODATE 7 FLATS

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
MATTHEW JONES	74D WINN STREET, LINCOLN	
LAURA BAKER	74D WINN STREET Lincoln	
Leah Baker	74D Winn Street, Lincoln	
MARIA DASVARGOS-SCOLAS	74B Winn street, Lincoln	
J. Robey	11 Spa Street Lincoln	
J Kelly	6 Spa Street Lincoln	
ZITO	2 SPA STREET	
n jayson	2B spa street LINCOLN	
MARIUS BOLVINGS	13 SPA STREET	
Kate Marga	13 SPA STREET	
AIVARAS SUMKIS	259 Monks road	
MULIU MICHAI	17 SPA STREET	
Aprilia Le	17 SPA STREET	
DAN FAY	10 SPA STREET	
Jul Wilson	25 spa street	
Kanna Panka-Lipaton	76 Winn street	
Andrew Lipatov	76 Winn Street	
MR P.J. PLUBBY	15 TEMPEST ST	
Adriana Villa	7 Tempest street.	
Abraham	15 Ladbroke Street	
Jordan Goode	6 Tempest Street	
Miroslaw Pollocki	4A Tempest Street	
GORDON GILLIS	31 Tempest St Lincoln	

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Environment & Economy
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail: Highwayssudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2017/1207/FUL

With reference to this application dated 6 November 2017, relating to the following proposed development:

Address or location

74 Winn Street, Lincoln, Lincolnshire, LN2 5NH

Date application referred by the LPA
15 November 2017

Type of application: Outline/Full/RM/
Full Planning Application

Description of development

Demolition of existing bungalow and erection of a three storey building to accommodate 7 flats

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS)

NO OBS - Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable. Accordingly, Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) does not wish to object to this planning application.

Case Officer: *Sarah Heslam*

Date: 8th December 2017

for Warren Peppard
County Manager for Development



LINCOLNSHIRE POLICE

Your Ref: App. 2017/1207/FUL

24th April 2017

Our Ref: PG//

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Re: 74A Winn Street, Lincoln, Lincolnshire, LN2 5NH (7 Apartments)

Thank you for your correspondence and opportunity to comment on the proposed development.

Lincolnshire Police has no formal objections to the planning application in principle but would recommend that the attached recommendations are implemented.

External Doors and Windows

Building Regulations (October 1st 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from change of use, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. **Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.**

Windows: in respect of ground floor, basement and other easily accessible locations.

The secured by design requirement for all dwelling external doors is PAS 24:2016 (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016. **Window retainers should be provided on all windows that are accessible.**

Access Control should be installed to ensure the security and safety of residents. An air lock style (double access point) communal entrance (help prevent unauthorised follow through access) that allows an access control system, with an electronic door release, and visitor door entry system that provides colour images, and clear audio communications linked to each individual unit. This can be built internally to the main communal entrance.

Under no circumstances should a trade person release button or similar uncontrolled access method be used.

Individual Flat or Unit Doors.

Flat entrance door-sets should meet the same physical requirements as the 'main front door' i.e. PAS24:2016. The locking hardware should be operable from both sides of an unlocked door without the use of the key (utilising a roller latch or latch operable from both sides of the door-set by a handle). If the door-set is certified to either PAS24:2016 or STS 201 Issue 4:2012 then it must be classified as DKT.

Communal Areas & Mail Delivery

Where communal mail delivery facilities are proposed and are to be encouraged with other security and safety measures to reduce the need for access to the premises communal letter boxes should comply to the following criteria.

- Located at the main entrance within an internal area or lobby (vestibule) covered by CCTV or located within an 'airlock style' entrance hall.
- Be of a robust construction (Federation Technical Specification 009 (TS009))
- Have anti-fishing properties where advised and appropriate.
- Installed to the manufacturers specifications.
- Through wall mail delivery can be a suitable and secure method.

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

Bin Storage

Internal communal bin and bicycle stores within blocks of flats must have no windows and be fitted with a secure door set that meets the same physical specification as 'front door' and specifically Section 2, paragraphs 21.1 to 21.6 and 21.8 to 21.13.

This will ensure that such stores are only accessible to residents. The locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. A bicycle store must also be provided with stands with secure anchor points or secure cycle stands.

External bins stores and home composting containers (supplied to meet 'Code for Sustainable Homes' 'Was 3') should be sited in such a way that they cannot be used as a climbing aid to commit crime.

Utilities

In order to reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building in order to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters

Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.

Please do not hesitate to contact me should you need further information or clarification. Please refer to *New Homes 2016* which can be located on www.securedbydesign.com Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE Dip Bus.
Force Crime Prevention Design Advisor

From Derek Gallop. (for Monks Road Neighbourhood Initiative)

Whilst our group raises no objection to this proposed development, we would urge you to consider the following before making a decision.

1. Notifying neighbours in the immediate area and in Spar Street.
2. Ensuring that conditions include works to alleviate the draining problems which have , seemingly, existed for many years.

Regards
Derek Gallop (on behalf of M.R.N.I.