

Present: Councillor Jim Hanrahan (*in the Chair*),
Councillor Peter West, Councillor Biff Bean, Councillor
Kathleen Brothwell, Councillor Bob Bushell, Councillor
Paul Gowen, Councillor Gary Hewson, Councillor
Tony Speakman, Councillor Edmund Strengiel, Councillor
Naomi Tweddle and Councillor Keith Weaver

Apologies for Absence: Councillor Ronald Hills

76. Confirmation of Minutes - 3 January 2018

RESOLVED that the minutes of the meeting held on 3 January 2018 be confirmed.

77. Declarations of Interest

No declarations of interest were received.

78. Work to Trees in City Council Ownership

The Arboricultural Officer:

- a. advised Members of the reasons for proposed works to tree's in City Council ownership and sought consent to progress the works identified at Appendix A of his report
- b. explained that Ward Councillors had been notified of the proposed works
- c. stated that in some cases it was not possible to plant a tree in the exact location and in these cases a replacement would be replanted in the vicinity.

RESOLVED that the works set out in the schedule at Appendix A attached to the report be approved.

79. Application for Development: 74A Winn Street, Lincoln

The Planning Manager:

- a) described the application site located on Winn Street to the south of Monks Road bordering the Monks Abbey recreation ground to the west, rear elevations of terraced houses on Spa Street to the east, and to the north a more modern development of three houses, nos. 74B, C and D Winn Street, facing west towards the recreation ground with a vehicular access from Winn Street along the eastern boundary of the application site
- b) advised that the site was currently occupied by a single bungalow, no. 74A Winn Street, being vacant and in a state of repair with boarded up windows
- c) advised that the application sought permission for the demolition of the bungalow and in its place to erect a two/three storey building

accommodating a total of seven apartments

- d) reported that two previous planning applications granted for the same site had both since expired, the development being proposed under this latest application was essentially identical to the 2007 approval and 2010 renewal, with a slight revision to the internal layout, as detailed within the officer's report
- e) confirmed that the application was being presented to Members of Planning Committee as four objections had been received, one being a petition with 33 signatures, together with comments and photographs received from Cllr. Fay Smith in respect of parking and bin storage
- f) provided details of the policies pertaining to the application as follows:-
- Policy LP1: A Presumption in Favour of Sustainable Development
 - Policy LP2: The Spatial Strategy and Settlement Hierarchy
 - Policy LP13: Accessibility and Transport
 - Policy LP25: The Historic Environment
 - Policy LP26: Design and Amenity
 - National Planning Policy Framework
- g) outlined the responses made to the consultation exercise
- h) referred to the update sheet which contained a revised site layout plan illustrating an amended bin storage location as agreed in consultation with Biffa, photographs provided by Councillor Fay Smith, page 2 of the petition which was omitted from the original agenda, and a revised officer recommendation requesting that the application be granted conditionally subject to listed conditions, with authority delegated to the Planning Manager to enable the required desk based assessment to be submitted and considered by the City Archaeologist
- i) reported on the issues raised by the application as follows:
- Visual Amenity
 - Principle of Use
 - Residential Amenity
 - Parking
 - Archaeology
 - Drainage
 - Bin Storage
- j) concluded that:
- The principle of the re-development of the site was acceptable and the proposal could be successfully accommodated here, relating well to the surroundings, particularly in relation to siting, height, scale, massing and design.
 - The proposal would not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy.
 - Matters relating to parking, archaeology, drainage and potential noise for future occupants had been appropriately considered and

could be dealt with by condition where necessary.

- The proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP13, LP25 and LP26, as well as guidance within the National Planning Policy Framework.

Members discussed the content of the report in further detail, making the following comments:

- It was concerning to see a bungalow left in such a bad condition.
- Parking issues were difficult at all times in many similar areas, attributable to local residents or workers.
- Congestion was getting worse in the city with no mitigation measures for parking.
- The application had been approved twice before with little change here apart from bin storage.
- Accommodation was in short demand in the city.
- The Highways Authority had raised no objections to the proposals.
- There were potential options in the future for residents parking in the area.
- The petition had raised a lot of public feeling; it was important to explain the reasons for decisions made at Planning Committee.
- It would be helpful to insert a drainage gully at the edge of the development to run straight into the main to prevent flooding often occurring in the area.

Councillor Strengiel advised from his knowledge as a County Councillor that the Highways Authority's tended to look at safety congestion rather than car parking issues.

The Planning Manager offered the following points of clarification:

- In relation to the petition: It was standard practice for all applications receiving objections to be sent a response informing them of the decision made at Planning Committee. Those members of the public having signed the petition would be notified of the decision accordingly provided adequate postal addresses had been provided.
- Drainage aspects: The Planning Authority was aware of the flooding problem on Winn Street. The County Council as Flood Authority had raised no objections, however the issues would need to be covered through building regulations as part of foundation design.
- The Highways Authority remit was principally highway safety. It also looked at capacity issues for large developments. It did not specifically look at parking requirements on residential developments. The remit of Planning Committee was to take each application on a case by case basis weighing up its deliberations based upon all the considerations before us when making its decision.

RESOLVED that planning permission be granted subject to the conditions outlined below and that authority be delegated to the Planning Manager to enable the required Desk Based Assessment to be submitted and considered by the City Council's Archaeologist:

- Time limit of the permission;

- Development in accordance with approved plans;
- Samples of materials;
- Contamination;
- Archaeology;
- Landscaping;
- Refuse storage areas made available prior to occupation;
- Construction of the development (delivery times and working hours); and
- Obscure glazing to bedroom and landing windows.

80. Application for Development: The Lawn, Union Road, Lincoln

The Planning Manager:

- a. advised that planning consent was being sought for the installation of a sculpture at the Lawn, Union Road, to be sited within the grassed area to the rear of the buildings, to the south of the car park
- b. described the sculpture comprising a 5.5m high carved oak pole supported by a 1.5m circular stone base, measuring 5.85m high in total, commissioned as part of the Charter of the Forest celebration by the Woodland Trust and other organisations, marking the Charter for Trees, Woods and People
- c. reported that Lincoln had been nominated to receive the Champion Pole (the sculpture) which was currently being displayed within the grounds of Lincoln Castle but intended to be moved to its permanent location at The Lawn in March or April this year
- d. reported on the location of the site within the Carline Road No. 8 Conservation Area, The Lawn building being Grade II* listed
- e. confirmed that the application was being presented to Members of the Planning Committee as the City of Lincoln Council was the applicant
- f. provided details of the policies pertaining to the application as follows:-
 - Policy LP7: A Sustainable Visitor Economy
 - Policy LP25: The Historic Environment
 - Policy LP26: Design and Amenity
 - National Planning Policy Framework
- g. outlined the responses made to the consultation exercise
- h. reported on the issues raised by the application as follows:
 - Visual Amenity
 - Character of the Conservation Area
- i. concluded that:
 - The sculpture would support the promotion of an event, benefiting the visitor economy, and would be in an appropriate location, relating well to the site and surroundings.
 - The proposal would also preserve the character of the Carline Road

Conservation Area, in accordance with the requirements of Central Lincolnshire Local Plan Policies LP7, LP25 and LP26 and guidance within the National Planning Policy Framework.

Members discussed the content of the report in further detail.

Councillor Hewson asked who would be responsible for maintenance of the sculpture.

The Planning Manager agreed to ask the Community Contracts Officer to contact Councillor Hewson directly in response to this question.

RESOLVED that:

1. The Community Contracts Officer be requested to contact Councillor Hewson directly to respond to his query regarding maintenance of the sculpture.
2. Planning permission be granted subject to the following conditions:
 - Time limit of the permission; and
 - Development in accordance with approved plans.