

Lincolnshire Poacher 2017/1490/LBC

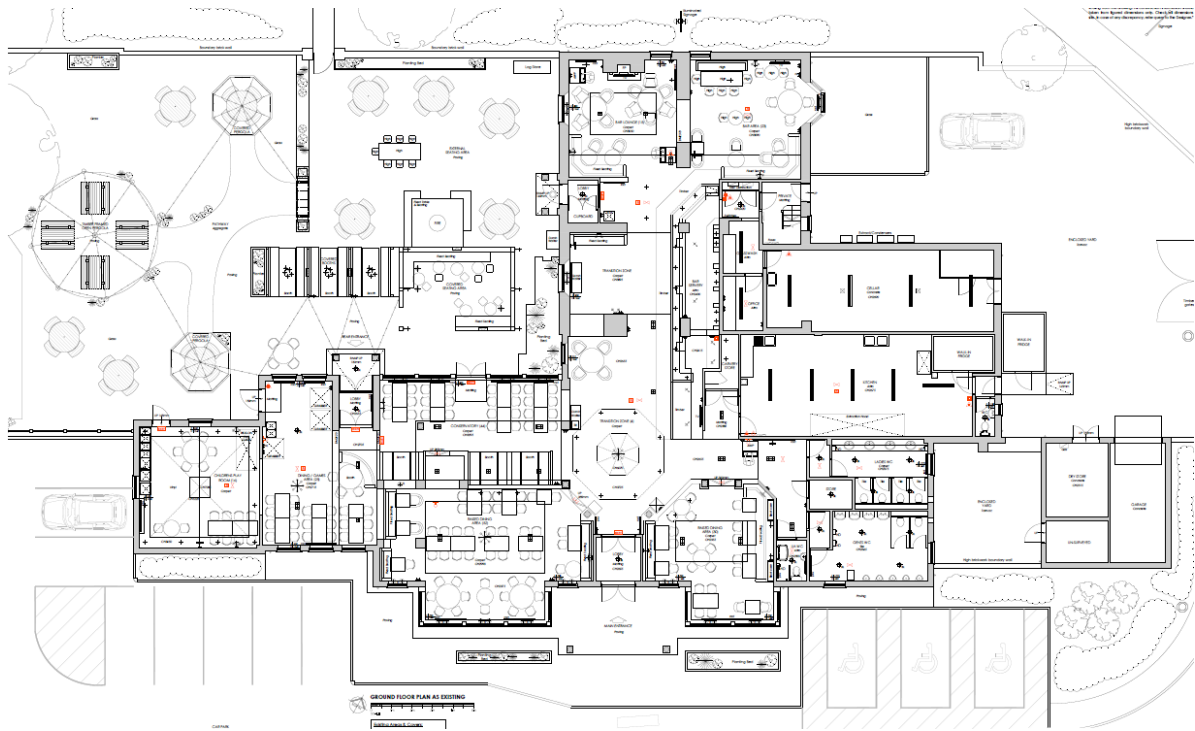
Plans

Site Location Plan

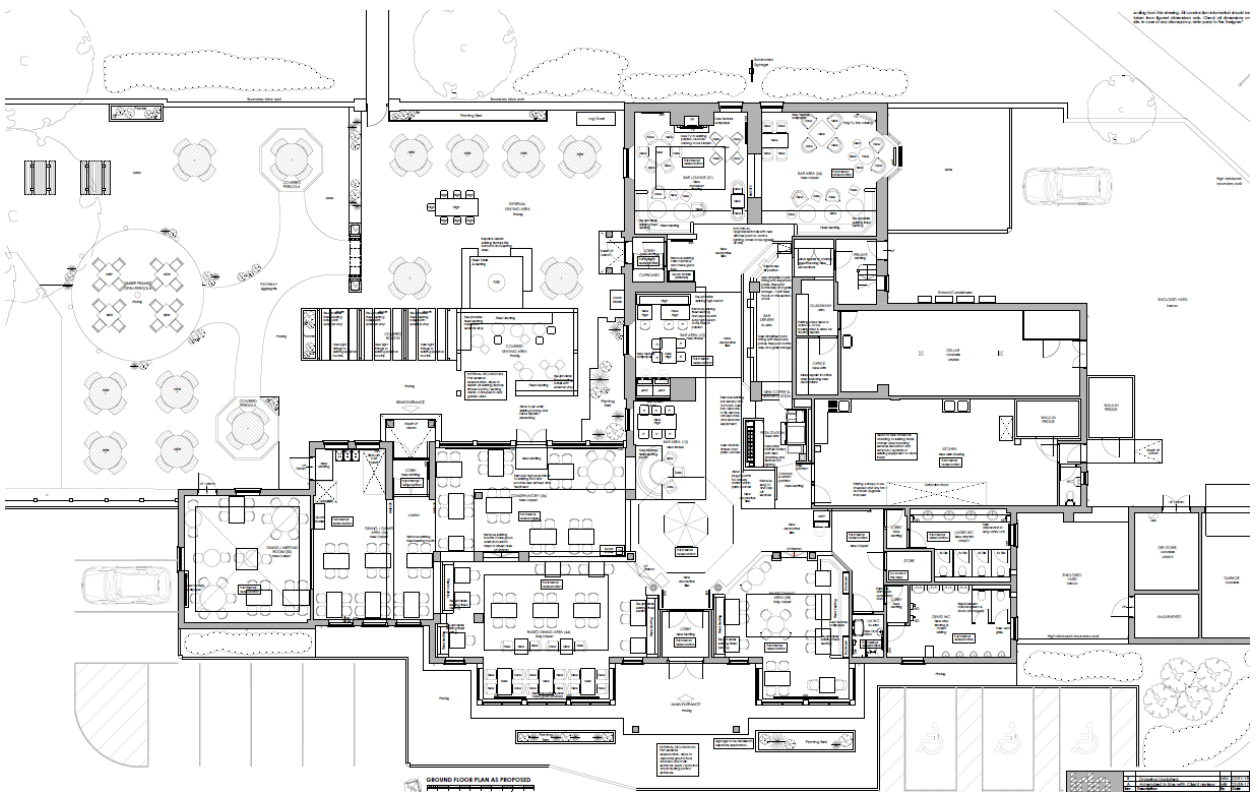


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Existing Layout



Proposed Layout



Site Photos









Consultee Comments

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: 2017/1490/LBC

With reference to this application dated 13 December 2017 relating to the following proposed development:

Address or location

The Lincolnshire Poacher, Bunkers Hill, Lincoln, Lincolnshire, LN2 4QT

Date application referred by the LPA
19 December 2017

Type of application: Outline/Full/RM/
LBC

Description of development

Internal refurbishment and decoration, with associated small scale external works and decoration (Listed Building Consent)

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:

Laura Rowett
for Warren Peppard
County Manager for Development

Date: 5 January 2018

Consultee Comments for Planning Application 2017/1490/LBC

Application Summary

Application Number: 2017/1490/LBC

Address: The Lincolnshire Poacher Bunkers Hill Lincoln Lincolnshire LN2 4QT

Proposal: Internal refurbishment and decoration, with associated small scale external works and decoration (Listed Building Consent)

Case Officer: Lana Meddings

Consultee Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

Comments

No Objection - COMMENT It is noted that whilst the application is for a refurbishment of the property, it does seek to increase the number of patrons. Its positioning being on the crest of Bunkers Hill and the proximity of a pedestrian crossing is not ideal for increased usage. Some detailed consideration should be given to the access from Bunkers Hill to alleviate the effects of increased activity

Neighbour Comments

City Hall
Beaumont Fee
Lincoln
LN1 1DF

M Grummitt
17 Sympson Close
Lincoln
LN2 4UY

Date: 07 January 2017

Ref: 2017/1490/LBC

Internal refurbishment and decoration, with associated small scale external works and decoration (Listed Building Consent) | The Lincolnshire Poacher Bunkers Hill Lincoln Lincolnshire LN2 4QT

Dear Sir/Madam,

I wish to object to the proposed refurbishment for the following reasons.

The proposed ground floor plans show an increase in seating for the restaurant, bar and gaming areas and includes an additional food preparation area. This together with the comprehensive refurbishment of the pub/restaurant will increase footfall and additional traffic without the extra vehicles associated with the new hotel.

It is noteworthy that these plans have been submitted after all representations have been made about the hotel development. The traffic surveys initiated by Marstons and carried out in part by its own staff did not take this into account. As such they are out of date as they are based on the current operations and patronage of the public house which in their own words: "... is tired and in need of refreshing." Any service sector business which spends money on renovations would expect an escalation in trade otherwise it is not commercially viable. The increase in customers will undoubtedly increase the need for extra food and drink provisions thus increase deliveries and the resulting waste collection. The existing deliveries already cause obstructions and this will only heighten the situation (see photos in Annex 1). The bins currently overflow and any more disposal vehicles will again add to the restrictions and creating more waste is not sustainable (see photo in Annex 1).

As was apparent in the application for a hotel to be built on the car park I believe the highways agency were not made fully aware of the blind spots caused by the delivery vehicles both in/out of the car park and in/out on to the A15. The lorries also have to undertake dangerous manoeuvres to position themselves in order to service the public house. May I respectfully ask that they are now informed of this situation and that they should be invited to see for themselves what the evidence in the photos in Annex 1 show to be happening and that a comprehensive investigation and 'swept path analysis' is finally undertaken.

The proposed plans show an area for a "*potential Lodge reception point*", this is in contradiction to the officers committee report for the associated hotel on 2016/1246/FUL which states under 'Noise' that:

"Whilst the hotel would operate 24/7 the planning authority have sought confirmation from the applicants about how the hotel would actually operate. All administration for the hotel, including checking in and checking out would take place from within the hotel from a manned reception."

This is significant as it proves that the public house and hotel is one development site larger than two separate entities. This has implications for how the planning process views the site and what restrictions and policies come into effect. These include:

1. Different analysis of site requirements dependent on its overall size.
2. Safe areas for loading and unloading of provisions.
3. Parking.
4. Waste disposal and recycling.
5. Health & Safety.

The introduction of a reception for the hotel and the alterations to the public house will change its functionality from purely a pub/restaurant to an operational hub of the hotel. The discovery of this on a separate application is an attempt to once again mislead the planners and conceal Marstons true motives. If the authorities and Government inspectorate were made aware of these facts earlier then the outcome of the planned hotel may have been different. I believe that moves should be made at a higher level to take this matter further.

Yours Faithfully

Michael Grummitt

ANNEX 1



Annex 1



Comments for Planning Application 2017/1490/LBC

Application Summary

Application Number: 2017/1490/LBC

Address: The Lincolnshire Poacher Bunkers Hill Lincoln Lincolnshire LN2 4QT

Proposal: Internal refurbishment and decoration, with associated small scale external works and decoration (Listed Building Consent)

Case Officer: Lana Meddings

Customer Details

Name: Mrs Juliet Grummitt

Address: 17 Sympson Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 17, Sympson Close

Lincoln

LN2 4UY

09/02/18

Dear Sir/Madam,

I wish to object to the proposed refurbishment of the Lincolnshire Poacher Ref: 2017/1490/LBC.

It is clearly stated in the plans for Marston's car park hotel that the reception area is to be located in the hotel itself and not in the Lincolnshire Poacher. Placing any form of hotel reception or management in the pub would mean that the hotel and pub are part and parcel of the same operation and may as well be one building. This has implications on the original planning permission for the hotel as different policies would come into force. They have enlarged the dining and cooking zones at the expense of the children's play areas knowing full well that the refurbishment alone will increase usage. The car parking, delivery and rubbish areas will not be large enough to cope which will lead to an overflowing carpark, extra delivery and waste vehicles and more congestion on the already busy and hazardous A15 junction.

Public safety is already compromised at the junction due to the delivery and rubbish lorries on the narrow access road.

Yours Faithfully

Juliet Grummitt

Comments for Planning Application 2017/1490/LBC

Application Summary

Application Number: 2017/1490/LBC

Address: The Lincolnshire Poacher Bunkers Hill Lincoln Lincolnshire LN2 4QT

Proposal: Internal refurbishment and decoration, with associated small scale external works and decoration (Listed Building Consent)

Case Officer: null

Customer Details

Name: Mrs jacqueline brown

Address: 17 neile close lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:we get enough noise from the poaches with people shouting and screaming at night when thy come from the poaches also in the summer they have a karoky in the gardens and the noise really carries we do not need anymore noise from the poaches also the traffic is already heavy on bunkers hill without having a hotel being built there as this could add to the traffic and cause more traffic built up I don't think there is any need for any alterations as this is not needed if any of you live near the poaches you would know what I mean

Mrs D Campbell-Morgan

16 Sympson Close

Lincoln

LN2 4UY

10th January 2018

Dear Sir

Ref 2017/1490/LBC

OBJECTION

In their previous application 2016/1246 FUL Marston's sited the Lodge reception desk in the lodge building itself, stating it would be run seperately from the pub with a manned reception desk where people check in and out. The application was approved on this basis. This is my objection - there is no need to have the reception desk for the lodge in the public house as it appears in the proposed ground floor plan on this latest application. This is inconsistant with the application they made when they got approval for the hotel. They should not be able to just change things as they go along. You should refuse the application until this is sorted out. If we have got to have the lodge there at all,

then from a security point of view let it be managed properly from the building itself so that people are not having to gain access to an unstaffed building and causing a disturbance.

Amid the general improvements being proposed for the pub I notice that the seating capacity is greatly increased. How will this be supported by the decrease in parking spaces in the car park once the lodge is built and occupies a large part of it?

The pizza bar and provision of breakfasts will lead to more deliveries. This means more delivery lorries will have to enter and leave the site.

This application needs to be looked at in closer detail in conjunction with the previous application 2016/1246/FUL.

Yours faithfully

Mrs D Campbell-Morgan

Paul Campbell-Morgan

16 Sympson Close

Lincoln

LN2 4UY

10 January 2018.

Dear Sir/Madam

Lincolnshire Poacher Application 2017/1490/LBC

I am objecting to the current application as currently presented. All the documents to which I refer to relating to the previous application are available on the Lincoln City Council website planning portal at <https://development.lincoln.gov.uk/online-applications/applicationDetails.do?keyVal=OIJLXAJFHOM00&activeTab=summary>. I have tried, where possible to direct you to the relevant part of the document.

In their application Marstons state that the application is for "Internal refurbishment project with small scale external decoration works". If this was all there was then I would not be putting in an objection.

However when you look at the plan for the proposed new layout it is about far more than this. (Plan 4, drawing number 1747-201). Buried in this plan are is a reception desk for the Proposed Lodge Style hotel. This has significance which you need to be aware of.

This represents a change in operation and function and is inconsistent with the application which Marstons made previously, which you rejected but which was accepted on their word by the planning inspectorate.

In the previous application Marstons' were adamant that the proposed lodge and the public

house were operationally separate. To quote from their Full Statement of Case (4.6):

From an operational perspective, typically guests would arrive in the early evening. The vast majority of guests would stay one night and thus check out the following morning. Guests have the option to take evening meals and/or breakfast in the Lincolnshire Poacher. Reception facilities are within the Lodge itself and are staffed around the clock.

In the Case officer's report (under heading noise)

Noise There have been a number of objections from local residents concerned that the proposed hotel would result in excessive noise disturbing the adjacent residential properties. Whilst the hotel would operate 24/7 the planning authority have sought confirmation from the applicants about how the hotel would actually operate. All administration for the hotel, including checking in and checking out would take place from within the hotel from a manned reception.

This application seems inconsistent with this - I see no need for a hotel and lodge reception desk within the public house given the undertakings made for a reception desk fully staffed 24 hours a day 7 days a week within the hotel. To be consistent the checking in and out of guests should be only in the lodge as committed to in Marstons lodge style hotel application otherwise it goes against one of the arguments they made in that application. There is no need for a reception in the public house.

This is not just an esoteric matter of where the reception is; it is of importance.

There are a number of consequences of this separation. The land area of the previous proposal was kept below 0.5 hectares which means that it counted a small site rather than a site where additional planning requirements were necessary, for example a health impact assessment.

Marstons were also able to claim that the hotel had nothing to do with the operation of the pub and therefore issues relating to lorries coming and going and unloading could not be covered by that application: The following quote from the planning officer's report for the application relating to the proposed lodge style under servicing is relevant here:

"Similarly the planning authority have raised these concerns with the applicants, who also operate the pub and the possibility of servicing from elsewhere could be looked at in the future. This change cannot be controlled by the current application."

This is the subject of considerable controversy as Marstons were able to claim that there was no objection from highways whereas, as I pointed out in my objection to the inspector, evidence pointed in a different direction. The following is from my objection and you can access the documents as they are available on the planning portal:

"However, as evidenced in the documentation, there seems to have been discussions:

- The initial conditions applied (See Appendix 1b of the statement of common ground)

- The exchange of emails supplied in Appendix 1a Case correspondence demonstrates that there were concerns:
 - The emails from Shaun Richards and John Clifton dated 18 January 2017
 - The email from Paul Harris to Lana Meddings dated 18 January 2017
 - The response from Lana Meddings to Paul Harris dated 19 January 2017
 - The revised conditions (See Appendix 1b of the statement of common ground)

The statement in Paragraph 3.34, page 10 of the Statement of Common Ground also indicates that this has been a source of discussion.

With the current planning application the whole site is now covered."

This is especially the case as the proposed plan also includes more dining area with an increase in eating provision including a pizza serving area. This is clearly intended to attract more customers. This, together with the development of the hotel and the net loss of car parking spaces due to its construction will lead to issues relating to car parking space.

It is also about jobs.

In the email from Paul Harris, dated 23 February 2017 (2017__0017 APRPP-Statement of Common- Ground 500523, Page 28 when viewed as .pdf file), Under the heading Operations he states that:

"Reception facilities are in the lodge itself and are staffed around the clock

Marstons made the claim as part of the economic sustainability argument, from full statement of case (5.81)

In addition, the lodge itself is a direct source of new jobs. Again, an analysis of the lodges that are trading within the Marston's estate shows that on average a new lodge will create 6no. housekeeping positions (3-4 full time, 2-3 full time), 2no. porter positions and 3no receptionist positions (2no. full time, 1no. part time)

He also quotes this in the exchange of emails with Lana Meddings (11 January 2017).

In my original objection prior to Marstons commitments I observed that

"It is not specified how many jobs will be created or what these jobs will be; therefore no assessment can be made of how this proposal improves employment opportunities. It could be dependent upon if existing roles are restructured in the public house, e.g. existing staff take on reception duties, and whether or not services such as laundry and cleaning are sub-contracted. There needs to be observable and/or measureable evidence to make a judgement; this is not there. There is no commitment to employing local people, only the expectation: "The rooms will be serviced through, in all likelihood local staff from the local area" (Planning statement, para 3.8, pp5-6). Are these the only jobs being created?

This statement suggests so. It is the only reference I could find to employment."

Unless Marstons commit to their promise a manned reception in the hotel 24 hours a day, 7 days a week then it would seem that they are already cutting back on the claimed local employment opportunities this development was supposed to have, exactly as I feared they would.

There needs to be:

- Operation of the lodge style hotel and the public house need to be kept operationally separate as committed to in the previous application, therefore there should be no hotel reception in the pub
- A swept path analysis as previously requested on 18/01/17 with vehicles entering and leaving in a forward gear with loading and unloading of lorries in a non-dangerous position as there is clearly now within the public house different food requirements (breakfasts and additionally serving pizzas).
- The application needs to be more fulsome reflecting the implications and requirements of the proposed new layout, e.g. health impact assessment, car parking, local amenity.

The plan for the new public house layout is dated June 2017; this is within the same time period as the hotel application and appeal.

Mr Edward Waddon, 1 Sympson Close, Lincoln, LN24UY
8 January 2018

FAO Mr K Manning
Directorate of Communications & Environment
City Hall
Beaumont Fee
Lincoln
LN1 1DF



Dear Mr Manning,

Ref: The Planning Application by Marstons Ales for developments at the Lincolnshire Poacher, Bunkers Hill, Lincoln, LN2 4QT

Thank you for your letter dated 19th December 2017 informing me of the planning application by Marstons Ales for alterations to the Lincolnshire Poacher public house on Bunkers Hill.

I wish to raise an objection to their application as follows:-

1. Ref: Drawing Number LN2&QT GF Plan As Proposed, The drawing shows that a hotel reception area is included in the Lincolnshire Poacher public house internal refurbishment application for people seeking accommodation to the Lodge/Hotel that is to be built into the car park of the Poacher.

Application Number 2016/1246/FUL of the Application for approval of a Hotel/lodge to be built under the headings "proposed Development and Suitability of the Site the application states,

"The hotel would be managed 24 hours a day by a member of staff on reception. Checking in and out would take place within the hotel from the reception at the front of the building"

The Case Officer, on granting the Application for the building of the Hotel, accepted this part of the application on the basis that customers would deal directly with the hotel and not be travelling unnecessarily between the pub and the hotel and creating additional disruption and noise.. By introducing a hotel reception area inside the pub Marstons have ignored this noise abatement requirement. On this basis I strongly object to the inclusion of the hotel reception area within the pub.

I was of the opinion that Marstons were building a Lodge on the car park but now it is being referred to as a Hotel. In my mind Hotels provide a higher level of service, they have a lounge and a bar and food. What Marstons are really saying is that the Lincolnshire Poacher has changed its status and is now a Hotel with an accommodation block in the car park.

I think it likely that Marstons intend to manage the Hotel more as a Lodge and will not provide a 24/7 reception in the Hotel itself.

I believe they intend to operate the check in/out from the management of the public house itself. I have myself been to this type of operation in other Travel Lodges. I am also of the opinion that Marstons claim that the hotel would provide several more jobs was mainly a sound bite to improve their prospects of getting planning approval for the hotel.

2. Marstons have stated that, with the removal of a substantial number of trees, they will have 100 car parking spaces after the hotel is built. I, and a number of other residents do not believe this to be true. Application No. 2016/1246/Ful, Case Officer's Report under the heading "Servicing" together with the plans for the latest Planning Application:-

Alterations to disabled parking; the requirement for electrical charging bays; the requirement for servicing and waste disposal vehicles and the requirement for a turning circle to enable vehicles to enter and exit in a forwards direction means that the 100 parking space requirement cannot be achieved under the present plans. The alterations above will reduce the parking spaces notably below 100space requirement. Parking on Sympson Close is increasingly likely to occur with the associated loss of amenities and additional noise on a quiet residential area. The Highway Department should carry out a reappraisal of the parking situation, though I doubt they will.

The Case Officer's Report under the heading "Servicing", states that the current problem of delivery lorries blocking Sympson Close is a pre-existing issue which would not be made worse by the Hotel is nonsensical. More customers means more deliveries. The fact that a hotel reception area is to be included in the proposed refurbishment application for the pub shows beyond doubt that the hotel and the pub are intrinsically united and the problem of delivery lorries blocking access and egress should be reassessed before the current application is granted.

3. Marstons have been poor neighbours and have made no attempt to discuss the effects their plans will have on the neighbourhood. It is simply business for them and loss of light - too bad, extra noise - too bad additional difficulty entering and exiting the Close - too bad!

Planning Dept.
City Hall,
Lincoln LN1 1DD



93, Bunkers Hill,
Lincoln

LN2 4QT

10th Jan. 2018

objection to proposed development at the
Poacher public house
2017/1490/LBC

Dear Sirs,

I write to object to the proposed development at the Poacher public house, which I understand to involve the building of a small hotel facility and the development of the children's play area.

I live at 93 Bunkers Hill which is directly opposite the Poacher. My house's driveway directly faces the main entrance to the Poacher car park.

Despite my proximity to the proposed development I have not been given formal notice of the application, which is a disappointment to me as I consider that I am directly and adversely affected by it.

Bunkers Hill is, as we all know, a very busy public road and is, in all likelihood, to become much busier in the near future. This proposed development will result in increased use of the access to the premises at a point on Bunkers Hill where there is no clear visibility of the turn. This will create a further traffic hazard on an already overloaded road.

I would also wish to refer back to the promises made by the developers of the Poacher when they originally sought permission to

CONT...

...CONT.

2017/1490/LBC

Develop what was a private house in order to create licensed premises. It was never envisaged that residential accommodation would be included in a facility which has limited space and whose space will be even further limited if this development is allowed to continue.

Bunkers Hill is, and has been since the 1930's, a residential area. The proposed development is inconsistent with that and the amenity of the residents.

Yours sincerely,

[Redacted Signature]

Simon Walters
City Hall
Beaumont Fee
Lincoln
LN1 1DF
07 January 2018

Re Planning application: 2017/1490/LBC (Lincolnshire Poacher Public House)
Proposal: internal refurbishment and decoration with associated small-scale external works and decoration(Listed Building Consent)

To whom it may concern

I wish to make formal objection to Marston's application to the internal refurbishment and decoration with associated small-scale external works and decoration(Listed Building Consent) of the Lincolnshire Poacher public house. I have several reasons for lodging this objection.

Objection 1

I note from the application that Marston's are planning to increase the seating capacity both inside and outside of the property. According to the figures submitted this increase will be a minimum of 20 covers/seats. This will have an impact on the capacity of the car park to service these additional covers/seats.

Following the appeal decision regarding the building of the hotel on the car park car parking spaces will ready be reduced to a maximum of 100 in order to accommodate the needs of hotel residents. Prior to this existing car park capacity has been 120+. Conditions attached to the appeal decision have also specified the inclusion of a turning circle for delivery and service vehicles which will also include loss of a number of parking spaces. This turning circle and loading/unloading area must be kept free at all times. This will be a permanent feature which must be available for use at all times. Therefore at a time when car park spaces are being reduced significantly this application is proposing to increase capacity in the public house and therefore the number of vehicles that will be using the car park.

I therefore object on the grounds of car park capacity and its subsequent effect on the amenity of neighbouring properties.

Objection 2

The siting of a reception desk for the hotel within the public house now confirms that the public house and the hotel are not separate businesses as originally submitted by Marston's. This also contradicts the assurances given by Marston's agents to the planning department and the planning committee that the reception for the hotel would be within the hotel and would be manned, from there, 24 hours a day. I therefore suggest that it would be inappropriate for the planning department/planning committee to approve the siting of a hotel reception area within the main body of the public house. This also, despite prior assurances from Marston's, proves that the hotel and the public house are inextricably linked and any expansions, refurbishments, delivery/servicing decisions need to consider the impact of both buildings rather than just one.

I therefore object to the siting of the reception desk in the hotel as it contradicts the agreed negotiations between Lincoln planning department and Marston's regarding the siting of this reception area.

Objection 3

The proposed increase in capacity of external seating will have a noise impact on neighbouring properties. Properties already suffer from noise disturbances from the beer garden, particularly during the warmer months, and an increase in seating capacity in this area will only serve to have a further negative impact on the amenity and welfare of local residents. I would respectfully suggest that, at a minimum, a noise impact survey should be undertaken and restrictions placed on the usage of this area for example between the hours of 11 PM and 8 AM. Otherwise the amenity and welfare of local residents will be significantly impacted.

Objection 4

The proposed changes to / additional lighting in the expanded seating area will also have a negative impact on neighbouring properties unless some time restriction is placed on usage of the outside area. I would respectfully suggest that, at a minimum, a lighting impact survey should be undertaken and restrictions placed on the usage of this area for example between the hours of 11 PM and 8 AM. Otherwise the amenity welfare of local residents will be significantly impacted.

Objection 5

As stated Lincolnshire poacher is a great 2 listed building. This is now the 3rd or 4th application from Marston's to make changes to the character and nature of this building. Whilst I accept that the external view of the structure of this building remains the effect of this ongoing refurbishments, redecoration and expansion of existing structures is having a significant impact on the character and overall appearance of this great 2 listed building. I would suggest to the extent that no one would ever guess that a great 2 listed building

actually existed on this site . I therefore object to any additional changes be made to both internal and external areas of this building although I do accept the general redecoration within stated boundaries is acceptable .

Objection 6

It is unclear from the plans whether or not the proposals to add white rock cladding to the kitchen area will have an impact on the structure and design features of the grade 2 listed building. This is an area that I would seek clarification for. However if this area is part of the listed building and I would object to this decorative change which will undoubtedly impact on the original character of the building.

Objection 7

Marston's state that this business is aimed at families. The existing children's play area does not appear on the plans. If this is being removed I would object to this as it will significantly change the nature and intent of this business and it is well documented that children need to carry out less sedentary activities. If this is the case I object to the removal of this area and partial replacement by virtual reality or gaming machines (AWP) that can influence negative habitual activities. A point to note is does the facility hold a licence for such gambling activities. Another example of Marston's seeking out opportunities to make more profit with no thought or concern on the impact of the people or surrounding area.

Yours faithfully

A S Hayes

2 Sympson Close

Lincoln

LN2 4UY

Simon Walters / Keith Manning
City Hall
Beaumont Fee
Lincoln
LN1 1DF
20 January 2016

Re Planning application: 2017/1490/LBC
Proposal: internal refurbishment and decoration with associated small-scale external works and decoration(Listed Building Consent)

To whom it may concern

I wish to make formal objection to Marstons application to the internal refurbishment and decoration with associated small-scale external works and decoration (Listed Building Consent) of the Lincolnshire Poacher public house. I have several reasons for lodging this objection.

Objection 1

I note from the application that Marstons are planning to increase the seating capacity both inside and outside of the property. According to the figures submitted this increase will be a minimum of 20 covers/seats. This will have an impact on the capacity of the car park to service these additional covers/seats.

Following the appeal decision regarding the building of the hotel on the car park , car parking spaces will ready be reduced to a maximum of 100 in order to accommodate the needs of hotel residents. Prior to this existing car park capacity has been 120+ .Conditions attached to the appeal decision have also specified the inclusion of a turning circle for delivery and service vehicles which will also include loss of a number of parking spaces. This turning circle will be a permanent feature which must be available for use at all times. Therefore at a time when car park spaces are being reduced significantly this application is proposing to increase capacity in the public house and therefore the number of vehicles that will be using the car park.

I therefore object on the grounds of car park capacity and its subsequent effect on the amenity of neighbouring properties.

Objection 2

The siting of a reception desk for the hotel within the public house now confirms that the public house and the hotel are not separate businesses as originally submitted by Marstons. This also contradicts the assurances given by Marston's agents to the planning department and the planning committee that the reception for the hotel would be within the hotel and would be manned, from there, 24 hours a day. I therefore suggest that it would be inappropriate for the planning department/planning committee to approve the siting of a hotel reception area within the main body of the public house. This also, despite prior assurances from Marstons, proves that the hotel and the public house are inextricably linked and any expansions, refurbishments, delivery/servicing decisions need to consider the impact of both buildings rather than just one.

I therefore object to the siting of the reception desk in the hotel as it contradicts the agreed negotiations between Lincoln planning department and Marstons regarding the siting of this reception area .

Objection 3

The proposed increase in capacity of external seating will have a noise impact on neighbouring properties. Properties already suffer from noise disturbances from the beer garden, particularly during the warmer months, and an increase in seating capacity in this area will only serve to have a further negative impact on the amenity and welfare of local residents. I would respectfully suggest that , at a minimum, a noise impact survey should be undertaken and restrictions placed on the usage of this area for example between the hours of 11 PM and 8 AM. Otherwise the amenity and welfare of local residents will be significantly impacted.

Objection 4

The proposed changes to / additional lighting in the expanded seating area will also have a negative impact on neighbouring properties unless some time restriction is placed on usage of the outside area. I would respectfully suggest that, at a minimum, a lighting impact survey should be undertaken and restrictions placed on the usage of this area for example between the hours of 11 PM and 8 AM. Otherwise the amenity welfare of local residents will be significantly impacted.

Objection 5

as stated Lincolnshire poacher is a great 2 listed building. This is now the 3rd or 4th application from Marstons to make changes to the character and nature of this building. Whilst I accept that the external view of the structure of this building remains the effect of this ongoing refurbishments, redecoration and expansion of existing structures is having a significant impact on the character and overall appearance of this great 2 listed building . I would suggest to the extent that no one would ever guess that a great 2 listed building

actually existed on this site. I therefore object to any additional changes be made to both internal and external areas of this building although I do accept the general redecoration within stated boundaries is acceptable.

Objection 6

It is unclear from the plans whether or not the proposals to add white rock cladding to the kitchen area will have an impact on the structure and design features of the grade 2 listed building. This is an area that I would seek clarification for. However if this area is part of the listed building and I would object to this decorative change which will undoubtedly impact on the original character of the building.

Your sincerely



Jeanette Philbin

2 Sympson Close

Comments for Planning Application 2017/1490/LBC

Application Summary

Application Number: 2017/1490/LBC

Address: The Lincolnshire Poacher Bunkers Hill Lincoln Lincolnshire LN2 4QT

Proposal: Internal refurbishment and decoration, with associated small scale external works and decoration (Listed Building Consent)

Case Officer: Lana Meddings

Customer Details

Name: Mrs Diane Pegg

Address: 10 Sympson Close Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to Marston's application for internal refurbishment of the Lincolnshire Poacher public house. My objections mirror those submitted by fellow residents as follow:

Mr Hayes of 2 Sympson Close

Mr Edward Waddon of 1 Sympson Close

Mr Paul Campbell-Morgan of 16 Sympson Close

Mr Michael Grummitt of 17 Sympson Close.

Ref: The Planning Application by Marstons Ales for refurbishment and redecoration of the Lincolnshire Poacher, Bunkers Hill, Lincoln, LN2 4QT

With regards to my letter dated 8th Jan 2018, I have had more time to consider Marstons internal operations to the public house. Though Marstons have been successful in their application to build a "hotel"

in the car park the current plan will not provide the 100 spaces they state they require. Their intention to increase the internal seating capacity of the pub and the provision of a conference room will place even more stress on their parking requirement. I therefore object to the Application to refurbish the Poacher until the car parking problem is properly resolved.

Surely, Marstons must apply for a Change of Use for the Poacher? The pub itself will provide the amenities of the hotel i.e., bar, lounge, conference room and food and the building in the car park is purely accommodation and nothing like a hotel in its own right.

On the BBC News this morning it was stated that the number of trees planted last year was the lowest on record. The news went on to state that the Prime Minister/Government has set aside over £7 million pounds to increase forestry in the country. It seems rather illogical when the Government are concerned about trees but the Case Officer for the district council isn't! It would seem that removing a significant number of mature healthy trees for car parking for a commercial venture on a residential estate is much more important than improving and maintaining the existing forestry. Surely, the removal of these trees should be looked at again?

Sincerely yours,
Edward Waddon
