

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 Naomi Tweddle and
Councillor Keith Weaver

Apologies for Absence: Councillor Ronald Hills and Councillor Edmund Strengiel

81. Confirmation of Minutes - 31 January 2018

RESOLVED that the minutes of the meeting held on 31 January 2018 be confirmed.

82. Declarations of Interest

No declarations of interest were received.

83. 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 Appendices A and B 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 Appendices A and B attached to the report be approved.

84. Application for Development: 235 Monks Road, Lincoln

The Principal Planning Officer:

- a. advised that planning permission was sought for change of use of part of the ground floor at 235 Monks Road, Lincoln to 1no. self-contained flat and relocation of a fence to provide an area of off-street parking
- b. described the application property, a two-storey mid-terrace house situated on the southern side of Monks Road, including an access to its rear yard from Coleby Street across the rear of the neighbouring property No.233 Monks Road
- c. advised that the application property was recently confirmed to be a House in Multiple Occupation (HMO) by virtue of a Certificate of Lawfulness, along with No 233 Monks Road and No 3 Coleby Street, however, not No1 Coleby Street

- d. confirmed that it was now intended that the ground floor of the rear projecting wing of the application property (including the lean-to at the very rear) would be separated internally from the remainder of the property and a self-contained flat formed
- e. 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 LP3: Level and Distribution of Growth
 - Policy LP13: Accessibility and Transport
 - Policy LP26: Design and Amenity
 - Policy LP36: Access and Movement within the Lincoln Area
 - Policy LP37: Sub-Division and Multi-Occupation of Dwellings within Lincoln
 - National Planning Policy Framework
- f. outlined the responses made to the consultation exercise
- g. referred to the update sheet which contained a document provided by the design agent acting on behalf of the applicant, due to address members of Planning Committee at today's meeting
- h. highlighted the main issues relating to the proposals as follows:-
- The Principle of the Development;
 - Effect upon the Amenities of the Wider Area; and
 - Other Matters.
- i. concluded that:
- The proposals would have the potential to cause harm to the amenities of the occupants of the adjacent properties at Nos. 237 Monks Road and 1 Coleby Street; as well as upon the occupants of the existing HMOs, particularly as there would be a large number of independent adults in the HMOs and a separate household in the proposed accommodation.
 - Furthermore, the harm caused by alterations to create parking within the curtilage of the property would be harmful to the character of the area.
 - All these factors added weight to the conclusion that the proposals would not accord with the relevant planning policies.

Katie Daymen, representing the Applicant, addressed Planning Committee in support of the proposed development, covering the following main points:

- Steps could be taken to mitigate rear amenity issues as detailed below.
- A timber fence would create a single passageway as a private entrance to the self-contained flat.
- There would still be 26.9 square metres of rear amenity space for residents of the five-bed HMO.
- There would be no outdoor amenity space for the self-contained flat although private access to bin storage would be provided.

- The rear exit within No 233 Monks Road led to a paved courtyard with a high wall to the south of the door dividing the rear space and this courtyard. The residents of No 233 would still have full enjoyment of this private side amenity space.
- The applicant was happy to reallocate the proposed gravelled car parking space to another use such as bicycle storage to alleviate concerns regarding visual character.
- The proposal to separate the internal space of 235 Monks Road would reallocate the noise of six residents further back into the main house away from 1 Coleby Street, lessening the noise significantly with only one person residing at the back of the property.
- It was appreciated there would be noise impact on 237 Monks Road, however 235 Monks Road already had approved HMO usage for up to six people, the addition of the self-contained flat would reduce the number of people in the main body of the house.
- Reducing the rear amenity space would result in less external usage by residents decreasing noise nuisance.
- The proposed alterations were of high quality, being well insulated with carefully considered space and would uplift this area of Monks Road.
- The proposed alterations would attract a high calibre of resident.

Members discussed the content of the report in further detail, raising concerns in relation to:

- Existing policy which stated that HMO's should expect some form of amenity, some of which would be lost as a result of the proposed alterations by those already occupying the existing HMO
- Change in ownership of the property in the future may could cause problems in relation to the determination of access rights across the car parking area.

RESOLVED that planning permission be refused.

Reasons for refusal:

- The proposals, together with the existing HMO within the application building and at Nos. 233 and 239 Monks Road, would exacerbate the amenity concerns of noise and disturbance associated with those multiple occupancy properties which would have a detrimental effect on the living conditions of local residents, particularly the occupants of Nos. 237 Monks Road and 1 Coleby Street; as well as upon the occupants of the existing HMOs at Nos. 233 and 235 Monks Road.
- The resultant private amenity spaces available for the proposed property and the HMOs would also be of such a small scale that they would not offer any relief to these impacts.
- Moreover, the reduction in the amenity space of the properties and incorporation of further parking would be prominent when viewed from public areas and harmful to the character and appearance of the area.
- The proposals would therefore be in conflict with Policies LP26 and LP37 of the Central Lincolnshire Local Plan and the policy aims of the National Planning Policy Framework in respect of amenity and design.

The Principal Planning Officer:

- a. advised that planning permission (listed building consent) was sought for the refurbishment of the Lincolnshire Poacher, Bunkers Hill, Lincoln including internal redecoration of the pub, installation of a fixed seating booth, screen divider and a new pizza counter
- b. described the Lincolnshire Poacher, a grade II listed building, originally a farmhouse dating from the late 18th century, having been converted to a public house in 1994 and operating currently as such
- c. reported that planning permission for the erection of a lodge style hotel was refused in March 2017, overturned by the planning inspectorate with planning permission granted in December 2017, however, the proposed application related to works requiring listed building consent to the existing pub and was unrelated to the application for a hotel
- d. provided details of the policies pertaining to the application as follows:-
 - National Planning Policy Framework
 - Policy LP26: Central Lincolnshire Local Plan
- e. outlined the responses made to the consultation exercise
- f. referred to the update sheet which contained a further response received in relation to the planning application
- g. highlighted the main issues relating to the proposals as follows:-
 - Visual Amenity and the Effect on the Listed Building
 - Highways
 - Issues Raised by Neighbours
- h. concluded that:
 - The significance of this asset primarily derived from the external appearance of the original building, therefore the majority of the modest works included within this application did not have an impact on this significance.
 - The repair and maintenance of the fabric was welcomed in order to sustain this important building. Therefore it was considered that the proposal was in accordance with the duty contained within section 16(2) of the Planning (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'.
 - It was also considered to be in accordance with the guidance contained within the NPPF paragraph 131 which required that Local Planning Authorities in determining applications should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them to viable uses consistent with their conservation, and paragraph 132 which required that when considering the impact of a proposed

development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Councillor Jackie Kirk, addressed Planning Committee as Ward Advocate on behalf of local residents in relation to the proposed development, covering the following main points:

- The planning history for the premises included an application for a hotel refused by Planning Committee, subsequently overturned and granted by the Planning Inspector.
- Planning permission granted for a hotel did have an effect on the activities within the public house.
- Problems with deliveries to pub causing issues of public safety.
- Increased seating would cause noise and light pollution.
- The public house had failed to engage with local residents in respect of either planning application.
- The proposed changes appeared minor, however impact on customers/traffic/accidents was significant.
- Internal changes would be detrimental to public amenity.
- The brewery was trying to increase capacity for trading benefits when the new travel lodge was built.
- Would facilities for take-away pizzas be available at the premises in the future?
- An extension of trading hours would be required should the public house decide to serve breakfast and increased licensing hours in the case of musical events.
- The public house would be more like Wetherspoon's - open all hours.
- Noise nuisance/Anti-Social Behaviour issues.
- This application proposed a small increase internally and minor improvements externally, however further plans were in the pipeline for the Lincolnshire Poacher.

Members discussed the content of the report making the following comments:

- The concerns raised by Councillor Kirk had already been dealt with under the previous application granted by the planning inspectorate and had no bearing on the decision to be made on this application.
- Any additional activities requested at a later date would be dealt with by the appropriate bodies at that time.
- The proposed inclusion of a foyer had been removed from the plans since the previous application for a hotel.
- Members must deal with the application before them and not supposition as to what may happen in the future.
- A new pizza oven was little different to the previous practice of serving carveries at the pub.

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

- Works to start within 3 years
- Works to be carried out in accordance with the plans
- Methodology and specification for the repairs to the floors

86. Application for Development: 1-4 Cornhill Pavement and 7-8 Sincil Street,

Lincoln

The Planning Manager:

- a. advised that planning permission was sought for demolition of 1-4 Cornhill Pavements and 7-8 Sincil Street to facilitate the erection of a new building to provide new Class A1 (retail), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class A4 (drinking establishments), Class D2 (leisure) uses; and other associated works
- b. described the location of the site within the Cathedral and City Centre Conservation Area No 1 and the 'Primary Shopping Area' as identified in the Central Lincolnshire Local Plan
- c. reported that the application had been subject to some pre application discussion with officers and Historic England, with revisions made to the scheme further to the receipt of the application
- d. highlighted that the scheme was the latest part of the wider redevelopment of 'The Cornhill Quarter' by the Co-op which stretched from the River Witham to the North, and Tentercroft Street to the South
- e. reported that the scheme to date involved the refurbishment of the grade II listed Corn Exchange, the on-going alteration and extension of no's 30-35 Sincil Street and in conjunction with the City Council, the recently completed new multi storey car park, transport interchange and Central Bus Station
- f. provided details of the policies pertaining to the application as follows:-
 - Policy LP1: A Presumption in Favour of Sustainable Development
 - Policy LP26: Design and Amenity
 - Policy LP31: Lincoln's Economy
 - Policy LP33: Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area
 - Policy LP25: The Historic Environment
 - National Planning Policy Framework
- g. outlined the responses made to the consultation exercise
- h. referred to the update sheet which contained further responses received from Historic England and Lincoln Civic Trust in relation to the planning application
- i. highlighted the main issues relating to the proposals as follows:-
 - Local and National Planning Policy
 - Effect on Visual Amenity
 - Setting of Adjacent Listed Buildings
 - Character and Appearance of the Conservation Area
 - Highway Safety
 - Archaeology
 - Lighting
 - Fume Extraction

- Land Contamination

j. concluded that:

- This cinema development was another step towards the refurbishment of the wider Cornhill Quarter, following on from the recently completed Corn Exchange building and the redevelopment works currently taking place to properties at 30-35 Sincil Street.
- This development was crucial to the creation of a public square within the area and in improving visual links with the High Street.
- The development would also help to encourage activity both during the day and evening.
- The proposal had been revised in order to address initial concerns regarding scale and height of the building and the effect on particular views within the area.
- The revised proposal was considered to be a good modern design which respected the architectural character of the area and the setting of the adjacent listed buildings.
- The proposal would contribute to the character and appearance of the conservation area and was therefore in accordance with both local and national planning policy.

Ursula Lidbetter, Chief Executive, Lincolnshire Co-operative Society, addressed Planning Committee in support of the proposed development, covering the following main points:

- The planning application formed part of Lincolnshire Cooperative Society's major regeneration of the Cornhill Quarter.
- This was a phased development.
- A comprehensive re-imagining of the city area was taking place.
- At the northern end of the development Phase 1 of the Corn Exchange development was now complete.
- Phase 2 mid Sincil Street involved heritage façade's to be reinvigorated and improvements to Victorian shops.
- Phase 3 completed the development of Exchange Square.
- 1980'S buildings would be replaced with a quality piece of architecture set well back offering clear views of Sincil Street to the High Street.
- The revised design of the cinema building was considered acceptable in terms of reduced height.
- The proposals would not be of compromise to the quality of the development of the Cornhill quarter.
- Following completion of the new square redevelopment of St Mary's Street would follow.
- She hoped members shared her excitement of Lincolnshire Cooperative Society's vision for the city.
- The development would provide new services and jobs, maintaining independent retailers in addition to encouraging national retailers.
- The proposals would add to the vitality of our beautiful city.

Members discussed the content of the report expressing general support to the scheme as a quality piece of public realm.

The following comments were made:

- The refurbishment was appreciated, however, more brickwork had been expected.
- The reduced height of the cinema building was welcomed in terms of vision from the south side, although the same south side frontage created a bland appearance. The building suggested on St Mary's Street would improve this view.
- The roof of the proposed cinema development looked somewhat 'cubist'.

The Planning Manager offered the following points of clarification:

- A scheme made up of predominantly brick would compete with the newly refurbished Corn Exchange building. The quality of the materials to be used would look much better in the flesh.
- The height of the roof had been reduced as far as possible to improve visual amenity. The material to be used was standing zinc, in order to 'read' as roofing.

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

- 3 years
- Drawing numbers
- Lighting scheme
- Materials
- Archaeology
- Design of balustrade to prevent items falling onto highway below
- Land contamination
- Extraction equipment

87. Application for Development: Site Of Former Wildlife Public House, Birchwood Avenue, Lincoln

The Planning Manager:

- a. described the application site, situated on the west side of Birchwood Avenue, a route providing access into Lincoln from the west, and close to its road's junction with the B1241, Skellingthorpe Road
- b. highlighted that the surrounding area, some 4 kilometres from the city centre, predominantly comprised areas of late 20th century housing, although there was a small convenience store to the north-east of the site and a petrol filling station beyond that
- c. advised that planning permission was sought for the erection of 2no. three storey buildings to provide 30no. one bedroom apartments and 8no. two bedroom apartments; provision of new vehicle access and parking spaces; stopping up of current vehicular access; and, hard and soft landscaping works to include new boundary treatment and provision of shared outdoor amenity space
- d. described the planning history to the site, previously occupied by a public house, with permission to demolish given in 2012, as detailed in full within the officer's report

- e. 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 LP3: Level and Distribution of Growth
 - Policy LP9: Health and Wellbeing
 - Policy LP11: Affordable Housing
 - Policy LP12: Infrastructure to Support Growth
 - Policy LP13: Accessibility and Transport
 - Policy LP14: Managing Water Resources and Flood Risk
 - Policy LP16: Development on Land affected by Contamination
 - Policy LP21: Biodiversity and Geodiversity
 - Policy LP24: Creation of New Open Space, Sports and Recreation Facilities
 - Policy LP25: The Historic Environment
 - Policy LP26: Design and Amenity
 - Policy LP29: Protecting Lincoln's Setting and Character
 - Policy LP36: Access and Movement within the Lincoln Area
 - National Planning Policy Framework
- f. described the planning history to the site, previously occupied by a public house, given permission to be demolished in 2012, as detailed in full within the officer's report
- g. outlined the responses made to the consultation exercise
- h. referred to the update sheet which contained further responses received in relation to the planning application
- i. highlighted the main issues relating to the proposals as follows:-
- The Principle of the Development;
 - Provision of Affordable Housing and Contributions to Services;
 - The Design of the Proposals and their Visual Impact;
 - Implications of the Proposals upon Amenity;
 - Sustainable Access, Highway Safety and Air Quality;
 - Site Drainage; and
 - Planning Balance.
- j. concluded that:
- The presumption in favour of sustainable development required by the National Planning Policy Framework would apply to the proposals as there would not be any conflict of the three strands of sustainability that would apply to development as set out in the planning balance.
 - There would not be harm caused by approving the development so it is considered that the application should benefit from planning permission for the reasons identified in the report but subject to the planning conditions outlined within the officers' report.

James Rigby, representing the agent for the proposed development, addressed Planning Committee in support of the planning application, covering the following main points:

- Lengthy discussions had been held with officers at pre application stage.
- The proposed scheme was now refined.
- Planning permission was sought for 38 apartments on a semi-derelict site.
- A local developer would buy the site if planning permission was secured.
- Thirty of the apartments were to be one-bedroomed classed as starter homes.
- A quarter of the units would be affordable homes.
- The development would offer a good level of amenity for new and existing residents.
- There would be no issues of overlook as the building stepped down to two-storey at the rear.
- Boundary treatment would be applied.
- The provision of 48 car parking spaces on-site within the scheme was considered to be adequate.
- The Highways Authority had raised no objection to the level of car parking provision on site.
- Frequent bus connections ran to the new Transport Hub.
- This development provided a welcome opportunity to tidy up this derelict site and provide starter homes for the local community.

Members expressed support for the scheme in the context of it being an improvement to what had been there before providing additional housing in the city.

Members also raised concerns in relation to:

- The height of the proposed development, although there was already another three storey development in the area.
- Traffic issues/cars backing up along Birchwood Avenue from the Skellingthorpe Road junction, making it difficult to exit Meadowlake Crescent.
- The need for landscaping to allow the neck of the junction exiting the development to be as visually open as possible.
- Potential issues of access into the development which was already serviced by a bus stop close to it.
- The need for extra consulting rooms at the local doctors' surgery.
- How the developer would provide investment back into the local community
- Potential overlook onto properties in Landmere Grove.
- Opportunities for the developer to finance a zebra crossing to ease traffic safety.

The Planning Manager offered the following points of clarification:

- The list of financial contributions to be provided by the developer included a contribution to existing off-site strategic playing fields, local green infrastructure, services for patients and relief of pressures on health services within the area.
- The Highways Authority as consultee was happy in terms of highway safety with no additional works recommended. The creation of a zebra crossing could only be authorised by the Highways Authority.

- In reality, all developments created additional traffic, it was considered that the scheme could be accommodated within the site in an acceptable manner not to cause harm due to car parking provision.
- The provision of car parking spaces at a ratio of more than 1 per household was considered to be a manageable level.
- In terms of potential overlook, the closest window to window relationship with adjacent buildings was 25/26 metres, being 4-5 metres in excess of the benchmark minimum limit. The property also stepped down at the rear to two-storey.

Local Ward Councillors highlighted that they would raise the potential for the addition of a pedestrian crossing separately with the Highways Authority.

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

- Timeframe of Permission (3 Years);
- Approved Plans;
- Schemes to provide Affordable Housing and deal with Impact upon NHS Services and Playing Fields/Play Space;
- Materials of Construction (including surfacing);
- Scheme of Landscaping and Boundary Treatments;
- Scheme of Foul Drainage;
- Contaminated Land Remediation;
- Controls over Scheme for Site Surface Water Drainage;
- Highway Access and Parking;
- Scheme of External Site Lighting;
- Scheme of Noise Mitigation;
- Scheme for Ecological Enhancement;
- Scheme for Electric Vehicle Recharging Points;
- Hours of Construction Working and Deliveries; and
- Construction Management Plan.

88. Application for Development: Grantham Street Car Park, Grantham Street, Lincoln

The Principal Planning Officer:

- a. advised that outline planning permission was sought for the erection of a building to include 2 levels of car parking and 4 storeys above to provide either residential units (use class C3); and/or student accommodation (use class C3); and/or office (use class B1); and/or Hotel (use class C1) (Outline) (REVISED PLANS)
- b. described the application site situated at the south-western corner of the junction of Grantham Street with Flaxengate, but also adjoining Swan Street to the west, in general terms, situated to the east of the High Street
- c. reported that in light of the nature of the application, access to detailed layout, scale, appearance and landscaping of the proposed development would be subject to a subsequent application for Reserved Matters, accordingly, for these matters, maximum scale parameters had been set for the proposed development within which the reserved matters would be brought forward

- d. highlighted that in terms of the indicative height of the building, it was important to note that this had been reduced as part of the application and the top floor had been set back
- e. 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 LP3: Level and Distribution of Growth
 - Policy LP5: Delivering Prosperity and Jobs
 - Policy LP6: Retail and Town Centres in Central Lincolnshire
 - Policy LP7: A Sustainable Visitor Economy
 - Policy LP9: Health and Wellbeing
 - Policy LP11: Affordable Housing
 - Policy LP12: Infrastructure to Support Growth
 - Policy LP13: Accessibility and Transport
 - Policy LP14: Managing Water Resources and Flood Risk
 - Policy LP16: Development on Land Affected by Contamination
 - Policy LP17: Landscape, Townscape and Views
 - Policy LP21: Biodiversity and Geodiversity
 - Policy LP24: Creation of New Open Space, Sports and Recreation Facilities
 - Policy LP25: The Historic Environment
 - Policy LP26: Design and Amenity
 - Policy LP29: Protecting Lincoln's Setting and Character
 - Policy LP31: Lincoln's Economy
 - Policy LP33: Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area
 - Policy LP36: Access and Movement within the Lincoln Area
 - Policy LP37: Sub-division and multi-occupation of dwellings within Lincoln
 - National Planning Policy Framework
- f. outlined the responses made to the consultation exercise
- g. highlighted the main issues relating to the proposals as follows:-
- The Principle of the Development
 - Affordable Housing and Contributions to Service Provision;
 - The Impact of the Design of the Proposals;
 - The Implications of the Proposals upon Amenity;
 - Other Matters; and
 - The Planning Balance.
- h. concluded that:
- The presumption in favour of sustainable development required by the National Planning Policy Framework would apply to the proposals as there would not be conflict with the three strands of sustainability that would apply to development as set out in the planning balance.

- Therefore, there would not be harm caused by approving the development. As such, it was considered that the application should benefit from planning permission for the reasons identified in the report and subject to the conditions outlined within the officer's report.

Jeremy Wright, local resident addressed Planning Committee in opposition to the planning application, covering the following main points:

- He represented all the objectors to the planning application, including residents of Swan Street, Grantham Street and Lincoln Civic Trust.
- The proposed development would overpower the Swan Street apartment building.
- The relationship window to window with the building on Swan Street would be as close as 24 feet.
- There would be unacceptable loss of light/privacy.
- Student accommodation did not bode well next to private accommodation.
- Lincoln Civic Trust believed the site should be developed in a more sensitive manner.
- Issues of height/scale/massing.
- The development would not blend into the street scene.
- The proposal was inappropriate overdevelopment for this special area of the city within the cultural quarter.
- The Masterplan Vision for Grantham Street was not so dramatic.
- According to these proposals the Vision had no weight.
- The Vision within the Central Lincolnshire Local Plan highlighted the need for good design/amenity, protecting the townscape and historic areas.
- Two storeys of car parking would sterilise the street frontages.
- Too large/obtrusive.
- Future generations would question why this historic area had been spoilt.
- He urged Planning Committee to refuse planning permission in favour of a more sensitive development to complement the beauty of our City.

James Rigby addressed Planning Committee on behalf of the agent in support of the proposed development, covering the following main points:

- Outline planning permission was sought for a 5-6 storey building.
- All matters were reserved for approval in principle.
- The floors above the car park would be marketed as office space or potentially by a national hotel operator.
- Discussions had been held with officers at pre-application stage.
- Long views from further afield together with the townscape of the area had been respected.
- The proposals were not dominant within the existing cluster of buildings.
- Visuals provided were indicative; the design had been discussed with officers to enhance and complement the city.
- The build was similar to that of the Terrace/Danesgate House.
- Reserved matters would ensure that the amenity of occupants on Swan Street was not compromised.
- The upper storeys would be stepped back to relieve visual massing.
- A pay and display car park would be provided as part of the proposals.
- A coffee shop/restaurant would be welcomed for Grantham Street.
- This was a first step to enhance the vitality and viability of the city centre.

Members discussed the content of the report in further detail, raising concerns in relation to:

- Mr Wright's statement regarding window to window separations of 24 feet.
- The potential for a 24 foot blank wall overlooking Swan Street in the absence of windows.
- Design, mass and height being out of proportion/overdevelopment.
- Difficulty in making a decision on the merits of the development without knowing what its final use would be.
- The reference to trees being replaceable as they lived less years than the buildings replacing them.
- Potential departure from the Local Plan.

The Principal Planning Officer offered the following points of clarification:

- There would be a close relationship between the two buildings, however, the planning process was mindful of the relationship between neighbouring properties to ensure it was not oppressive.
- The relationship window to window would never be as close as 24 feet, certainly no worse than the current situation and it may well improve.
- In respect of reserved matters, there were tools at the planning authority's disposal through the design process to ensure neighbours amenity was not impaired.

The Planning Manager offered the following points of clarification:

- The relationship between buildings would be no different to that seen presently across to The Terrace at much closer distances.
- There would always be challenge to development in the city centre, and there must be an acceptance of the lower threshold.
- The proposed uses whether hotel/student or residential were all considered to be acceptable in planning terms.
- The remit of Planning Committee members at outline planning permission stage was to consider height/scale and mass of the proposed development.
- Matters of elevation/fenestration were the subject of final design, however, elements of internal development such as use of internal screening, obscure glazing, chamfering/angling to windows was available to protect neighbours amenity.
- The reserved matters application would be considered by Planning Committee within the parameters of outline planning permission if granted, alternatively the applicant could decide to submit a full planning application.
- The tree assessment had been made based on the health/longevity of the specimens concerned and whether they were coming to the end of their useful life. It was in no way intended to suggest that buildings were more important than trees.
- The maximum height of the building was the same height as the Terrace adjacent and somewhat lower than the building behind.
- The development was not contrary to any planning policy. The City Centre Masterplan was used as guidance tool, the proposals were in line with the Central Lincolnshire Local Plan.

RESOLVED that planning permission be approved, with authority delegated to the Planning Manager to formulate Planning Conditions covering the matters referred to below:-

- Timeframe of the application (for outline permission);
- Requirements of Reserved Matters;
- Archaeology;
- Schemes to deal with the mitigation of impact upon Education, Local Green Infrastructure / Strategic Playing Fields and Affordable Housing;
- Scheme for Future Management of the Building;
- Details of External Plant and Machinery (including Extraction);
- Refuse Collections and Deliveries (End Users);
- Construction Management Plan;
- Working and Delivery Hours for Construction;
- External Lighting;
- Contaminated Land;
- Electric Vehicle Recharging;
- Schemes to deal with foul and surface water;
- Scheme for Cycle Parking.

89. Application for Development: Land Adjacent To The Myle Cross Centre, Macaulay Drive, Lincoln

The Principal Planning Officer:

- a. described the application site located in St Giles, a predominantly residential area approximately two miles north east of the centre of Lincoln
- b. reported that the application proposed the erection of a new 'alternative provision' (AP) school with secured play areas, landscaping, car parking and associated engineering works, served via a new vehicular access off Macaulay Drive to accommodate up to sixty-three pupils aged from five to sixteen
- c. advised that the applicant, Wellspring Academy Trust, operated eleven existing AP schools in Yorkshire and Humberside with the aim to provide the best possible education to children who could not be in mainstream education
- d. provided details of the policies pertaining to the application as follows:-
 - National Planning Policy Framework
 - Central Lincolnshire Local Plan – Policy LP26 Design and Amenity Standards
- e. outlined the responses made to the consultation exercise
- f. referred to the update sheet which contained a further response from Lincoln Civic Trust raising no objection to the proposed development
- g. highlighted the main issues relating to the proposals as follows:-
 - Residential Amenity
 - Visual Amenity

- Highways
- Trees
- Ecology
- Drainage

h. concluded that:

- The application proposed the erection of a new 'alternative provision' school with secured play areas, landscaping, car parking and associated engineering works. The school would accommodate up to sixty-three pupils aged from five to sixteen.
- The application supported the aims set out in the NPPF to ensure that a sufficient choice of school places were available to meet the needs of existing and new communities.
- The design of the school was appropriate and related well to the site and surroundings, particularly in relation to siting, height and palette of materials in accordance with local plan policy LP26.
- Moreover the design of the development was appropriate given the end user to ensure that the design was both appropriate and safe and secure and would have no adverse impacts on residential amenity.

Members discussed the content of the report in further detail.

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

- Development to commence within 3 years
- Development to be carried out in accordance with the plans
- External plant or machinery
- Time restriction on use of MUGA
- Internal highway layout to be carried out in accordance with the plans
- External lighting assessment
- Submission of surface water management strategy
- Submission of foul water strategy
- Landscaping
- Unexpected contamination