

Application Number:	2018/0276/RG3
Site Address:	Boultham Park Allotments, Hall Drive, Lincoln
Target Date:	14th April 2018
Agent Name:	None
Applicant Name:	City of Lincoln Council (Mr Lee George)
Proposal:	Siting of 1no. storage container (Retrospective) (Revised Description)

Background - Site Location and Description

The application relates to Boultham Park Allotments, which is located on the east side of Hall Drive, opposite Lincoln Indoor Bowls Club.

The storage container was relocated from Boultham Park, following the sale of land for development.

The application site is identified as Important Open Space (IOS) within the Central Lincolnshire Local Plan (2017), and falls within Flood Zone 3 as shown on the Environment Agency's Flood Map for Planning (Rivers and Sea).

Site History

No relevant site history

Case Officer Site Visit

Undertaken on 21st March 2018.

Policies Referred to

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP23 Local Green Space and other Important Open Space
- National Planning Policy Framework

Issues

Whether the development is in accordance with Policy LP23 'Local Green Space and other Important Open Space' of the Central Lincolnshire Local Plan (2017)

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environment Agency	Comments Received

Consultee	Comment
Highways & Planning	Comments Received

Public Consultation Responses

No responses received

Consideration

The relocated storage container measures 20ft by 10ft and has been sited within the allotment site on a side track off the main track around the allotments.

The application site is formally identified as Important Open Space within the Central Lincolnshire Local Plan, as such it is considered appropriate to assess the development with reference to Policy LP23 'Local Green Space and other Important Space', which states;

An area identified as an Important Open Space on the Policies Map is safeguarded from development unless it can be demonstrated that:

- a. In the case of publicly accessible open space, there is an identified over provision of that particular type of open space in the community area and the site is not required for alternative recreational uses or suitable alternative open space can be provided on a replacement site or by enhancing existing open space serving the community area;
- b. In the case of all Important Open Spaces, there are no significant detrimental impacts on the character and appearance of the surrounding area, ecology and any heritage assets.

The storage container has been sited within the allotment site and therefore has a neutral impact on the character and appearance of the surrounding area. Although it is located within Flood Zone 3, where there is a high probability of flooding, it is classed as 'Less Vulnerable' development and is therefore considered appropriate. Furthermore, in accordance with the Environment Agency's standing advice, the Sequential and Exception Tests do not need to be applied as the development is classed as minor development (less than 250 square metres).

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

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The development has not affected the provision of open space nor resulted in detrimental impacts on the character and appearance of the surrounding area, ecology and any heritage assets; in accordance with Policy LP23 'Local Green Space and other Important Open Space' of the Central Lincolnshire Local Plan (2017) and relevant guidance within the National Planning Policy Framework (2012).

Application Determined within Target Date

Yes, extension of time agreed.

Recommendation

That the application is granted conditionally.

Standard Conditions

01) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

Conditions to be discharged before commencement of works

None.

Conditions to be discharged before use is implemented

None.

Conditions to be adhered to at all times

None.

Table A

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

Drawing No.	Version	Drawing Type	Date Received
		Location Plan	9th February 2018
		Block plans	9th February 2018