

<b>Application Number:</b>	2018/0302/RG3
<b>Site Address:</b>	Skellingthorpe Road Playing Field, Skellingthorpe Road, Lincoln
<b>Target Date:</b>	14th April 2018
<b>Agent Name:</b>	None
<b>Applicant Name:</b>	City of Lincoln Council (Mr Lee George)
<b>Proposal:</b>	Siting of 1no. storage container (Retrospective) (Revised Description)

### **Background - Site Location and Description**

The application relates to Skellingthorpe Road Playing Fields, which is located on the north side of Skellingthorpe Road, opposite the main entrance to Hartsholme Country Park.

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

The application site falls within the boundary of the Western Growth Corridor Sustainable Urban Extension (CL819) as allocated within the Central Lincolnshire Local Plan (2017). However, indicative site layouts suggest the playing fields would remain undeveloped open space.

### **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

## **Public Consultation Responses**

No responses received

## **Consideration**

The relocated storage container measures 20ft by 10ft and has been sited in the south-east corner of the playing field car park.

Although the application site falls within the boundary of the Western Growth Corridor Sustainable Urban Extension (CL819), indicative site layouts suggest that the playing field and car park would remain undeveloped. Consequently, Central Lincolnshire Local Plan Policies LP28 'Sustainable Urban Extensions' and LP30 'Lincoln's Sustainable Urban Extensions' are not considered relevant to this application.

The application site is not formally identified as Important Open Space within the Central Lincolnshire Local Plan, however, 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 development has not affected the provision of open space at Skellingthorpe Playing Fields, as the storage container has been sited within the car park. Furthermore, due to its siting within the car park behind a row of trees and shrubs, it has a neutral impact on the character and appearance of the surrounding area, and does not affect important views of the north escarpment, including Lincoln Cathedral in its immediate setting of houses, trees and the castle.

## **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	19th February 2018
		Block plans	19th February 2018