

Application Number:	2018/0626/RM
Site Address:	Grantham Street Car Park, Grantham Street, Lincoln
Target Date:	10th August 2018
Agent Name:	Globe Consultants Ltd
Applicant Name:	Jackson & Jackson Developments Limited
Proposal:	Submission of Reserved Matters including access, appearance, landscaping, layout and scale for the erection of a six-storey building incorporating student accommodation and car parking as required by outline planning permission 2017/0721/OUT

Background - Site Location and Description

Site Location

The application site is situated at the south-western corner of the junction of Grantham Street with Flaxengate but also adjoins Swan Street to the west. In general terms, it is situated to the east of the High Street.

The application site is irregular but roughly square in shape and is currently utilised as a surface car park. It is adjacent to commercial uses within The Terrace, to the north, and with frontages to Clasketgate, to the south; there are residential apartments to the west and northwest on Swan Street and Grantham Street respectively; and student accommodation to the east in the Danesgate House building. Meanwhile, the County Council occupy a building across Flaxengate and the theatre is to the southwest.

The northern and southern boundaries are currently delineated by trees.

Description of Development

The application is for the submission of all Matters that were reserved following the grant of outline planning permission (ref: 2017/0721/OUT). These include access, appearance, landscaping, layout and scale for the erection of a six-storey building incorporating student accommodation and car parking.

The car parking would be at lower ground floor level and accessed from Flaxengate. It would accommodate 26 spaces, two of which would be DDA compliant. The student accommodation would be for ten clusters of bedrooms with a shared living room and kitchen over five floors, i.e. two clusters to each floor (clusters of 7 and 14 at ground floor; clusters of 9 and 16 on floors 1-3; and clusters of 9 and 13 on the fourth floor). There will be four DDA compliant rooms for students.

Site History

As alluded to in the description of development, only the principle of development was established by the outline planning permission parking along with one or a mixture of the following uses:

- Residential Units (C3);
- Student Accommodation;
- Offices (B1); and / or
- Hotel Accommodation (C1).

Notwithstanding this, maximum scale parameters were also set for the proposed development within which the reserved matters would be brought forward. These include the maximum footprint (including the resultant floor areas) and height of the building. The indicative floor plans submitted showed a student accommodation use.

Site History

Reference:	Description	Status	Decision Date:
2017/0721/OUT	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; and/or office (use class B1); and/or Hotel (use class C1) (Outline) (REVISED PLANS AND DESCRIPTION)	Granted Conditionally	5th April 2018

Case Officer Site Visit

Undertaken on 11th May 2018.

Policies Referred to

- 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

Issues

As alluded to above, the principle of the erection of development encompassing student accommodation was agreed through the approval of outline planning permission for the site. In light of this, it would not be possible to revisit the principle of this form of development. Furthermore, the maximum scale parameters of the building were also agreed at this point, including the overall footprint and height of the development. However, the details of the access, appearance of the building, landscaping and layout are for consideration. The main issues referred to below therefore need to be considered as part of this application:

1. The Impact of the Design of the Proposals;
2. The Implications of the Proposals upon Amenity;
3. Sustainable Access and Highway Safety;
4. Archaeology;
5. Matters Controlled by Planning Conditions on the Outline Planning Permission;
6. Other Matters; and
7. The Planning Balance.

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Monks Road Neighbourhood Initiative	Response Awaited
Lincolnshire Police	Comments
Lincoln Civic Trust	Object
Education Planning Manager, Lincolnshire County Council	No request for S106 due to the development being for student accommodation
Historic England	No Comments
Highways & Planning	Response Awaited

Public Consultation Responses

Name	Address
Richard Tibenham	Greenlite Energy Assessors
Mr Thomas Foley	7 Swan Street Lincoln LN2 1LF

Consideration

1) The Impact of the Design of the Proposals

a) *Relevant Planning Policy*

So far as this issue is concerned, as alluded to above, the proposals must achieve sustainable development and it is the social dimension of sustainability that relates to design. Moreover, Paragraph 7 of the National Planning Policy Framework (the Framework) requires the creation of high quality built environment. In addition, the policy principles outlined in Paragraphs 17, 58, 60, 61 and 64 of the Framework also apply. Moreover, the Framework states that good design is a key aspect of sustainable development and is indivisible from good planning. Design is to contribute positively to making places better for people (para. 56). To accomplish this development is to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live and responding to local character and history (para. 58). It is also proper to seek to promote or reinforce local distinctiveness (para. 60).

At the local level, the Council, in partnership with English Heritage, have undertaken the Lincoln Townscape Appraisal (the LTA), which has resulted in the systematic identification of 105 separate “character areas” within the City. The application site lies within the High Street Character Area. Policy LP29 refers to the LTA and requires that developments should “protect the dominance and approach views of Lincoln Cathedral, Lincoln Castle and uphill Lincoln on the skyline”. This policy is supported by Policy LP17, which is relevant to the protection of views and suggests that:-

“All development proposals should take account of views in to, out of and within development areas: schemes should be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas, and create new public views where possible. Particular consideration should be given to views of significant buildings and views within landscapes which are more sensitive to change due to their open, exposed nature and extensive intervisibility from various viewpoints.”

Policy LP26 refers to design in wider terms and requires that “all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.” The policy includes 12 detailed and diverse principles which should be assessed. This policy is supported by Policy LP5 which also refers to the impact on the character and appearance of the area; and Policy LP31, which refers to the protection and enhancement of the character of the city.

In terms of the wider impacts upon built heritage, Policy LP29 also requires that “proposals within, adjoining or affecting the setting of the 11 Conservation Areas and 3 historic parks and gardens within the built up area of Lincoln, should preserve and enhance their special character, setting, appearance and respecting their special historic and architectural

context”; and “protect, conserve and, where appropriate, enhance heritage assets, key landmarks and their settings and their contribution to local distinctiveness and sense of place, including through sensitive development and environmental improvements”.

Meanwhile, conservation is enshrined in the Core Planning Principles of the Framework (Paragraph 17) as planning is expected to “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”. In addition, Section 12 of the Framework also refers to the impacts of development upon designated heritage assets and is supported by Policy LP25 also applies as it specifically refers to the impacts of developments upon these assets. In terms of conservation areas, the policy requires that development should either enhance or reinforce features that contribute positively to the area’s character, appearance and setting. Meanwhile, proposals also need to have regard to the setting of other designated assets, including listed buildings.

b) Assessment of the Implications of the Proposals

i) The Site Context and Submissions

The application site is contained within the Cathedral and City Centre Conservation Area City Centre and is considered to have the potential to affect views into and within the Area. As such, the visual implications of the proposals for the site are key to the assimilation of development into its context and the creation of high quality built environment.

In terms of the scale of the development, officers have worked with the applicant on both applications in order to ensure that this would not have a detrimental impact upon townscape. Crucially, Members should note that the height of the building has reduced even further from that submitted as part of the outline planning application. This is referred to in further detail below.

ii) The Impact of the Development in its Wider Context

As the height of the building has been reduced again from the maximum parameters referred to in the outline planning permission, the impact upon views within and into the Conservation Area would be less than it was previously with that application. Moreover, the impacts would not be harmful in the context of the townscape as the building would either be sat against the backdrop of existing townscape or would be no higher than that townscape.

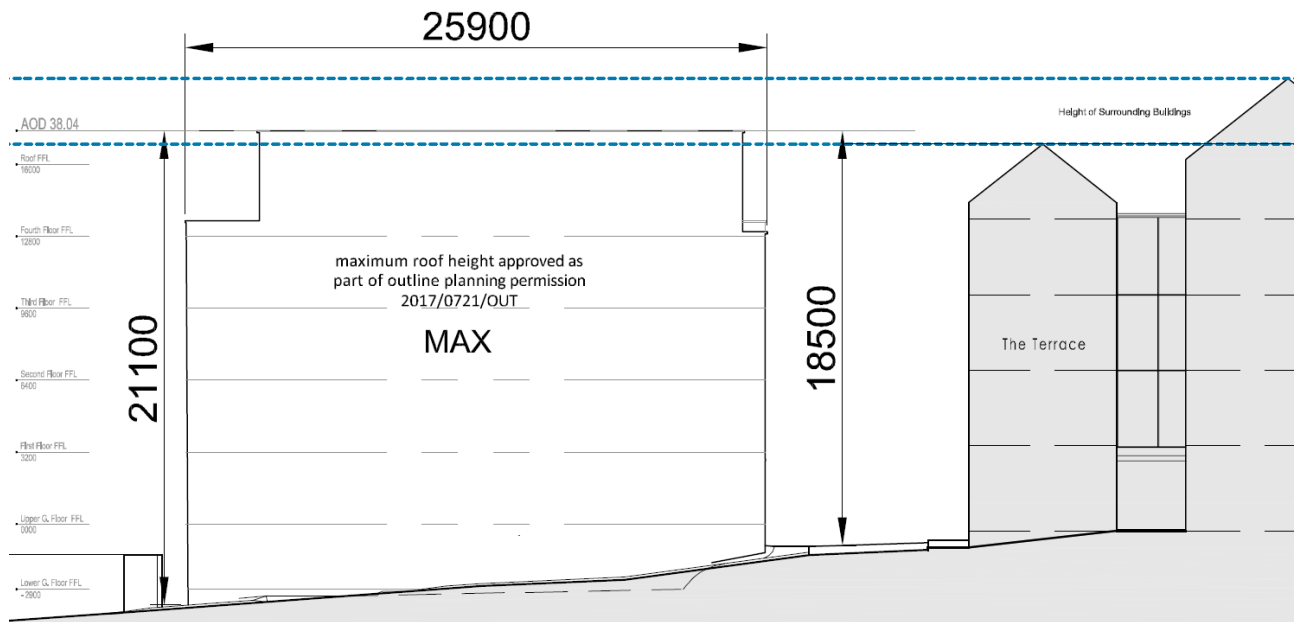
iii) Implications of the Development in its Immediate Context

As Members will appreciate, the details shown in the outline planning application were only indicative and it is the current application that shapes the appearance of the building and how it would assimilate within its context.

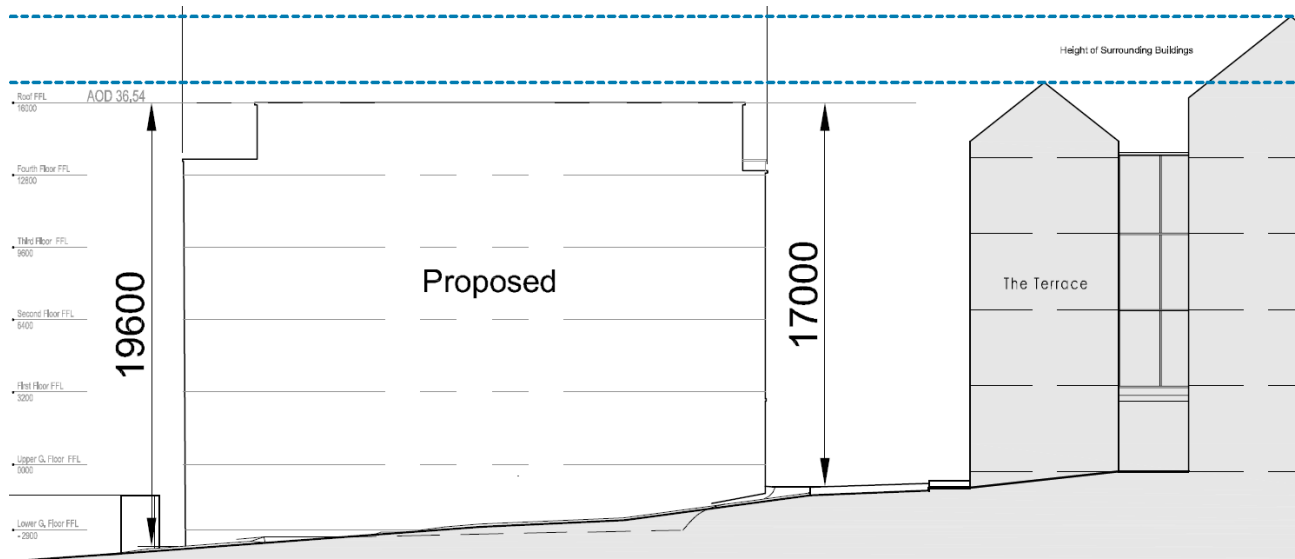
It is noted that the Civic Trust have raised concerns regarding the content of the application submission including the materials to be used in the construction of the development. However, the plans submitted for the development are clear and include specific references to the type of materials proposed for the building. Nonetheless, the report details the design in further detail below.

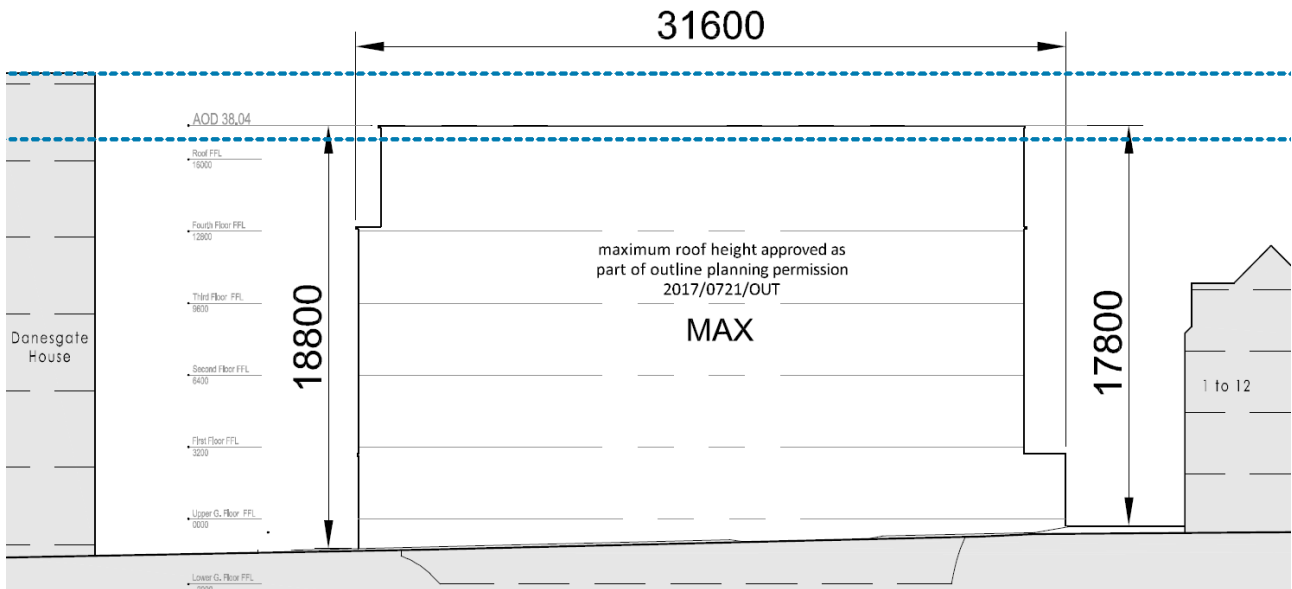
However, prior to this, it is first important to refer to the scale of the building. As alluded to in the report for the outline planning application, it is clear that there are tall buildings within

the vicinity of the application site, particularly to the northern side of Grantham Street, in the form of The Terrace, and to the opposite side of Flaxengate, with Danesgate House. Even so, that application was carefully considered in order to ensure that the scale of the proposed building would be appropriate in its context.

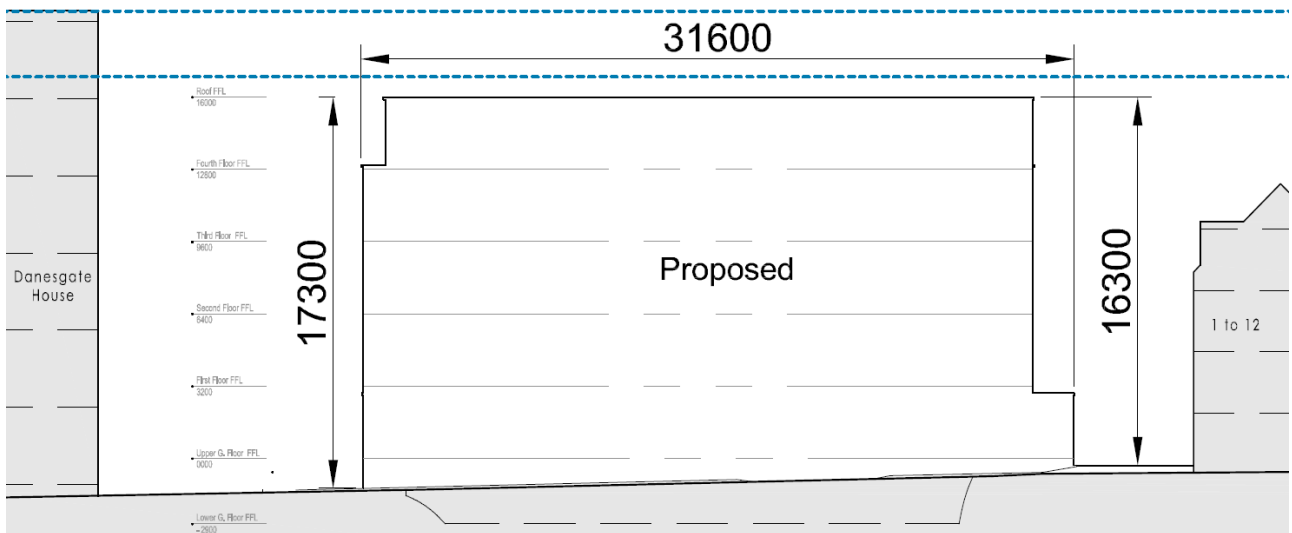


The images above and below illustrate the cross section north/south of the development with The Terrace to the right and neighbouring site on Danesgate to the left. Moreover, the above image shows the maximum parameters of development agreed through the outline planning application, whereas the image below presents the scale of the proposed building. Members will note that there is a 1.5m reduction in height from the agreed height.





The aforementioned 1.5m reduction in height from the outline parameters is shown in the images above and below for this east/west cross section, with Swan Street to the right and Flaxengate to the left of the images.



In addition to the reduction in the height of the building, the form and appearance of the building, including the overall proposed materials palette, have also been utilised carefully to ensure that the building would have a suitable modern appearance that would enhance the character and appearance of the Conservation Area.

Due to the intended end use of the building, the principal elements of the façades of the building will include a consistent layout of window apertures set within a wider buff brick frame. The choice of this lighter material would align with other similar bricks used elsewhere in the locality but would be more appropriate in the context of the architecture of the building. The frame would also share some similarities with the re-cladding undertaken of Danesgate House.

Within the window apertures themselves, the solid recessed elements will be of a different buff brick to distinguish them from the main façade. Meanwhile, the frames for the windows will be metal (bronze in colour).

All buildings have components that are more functional, such as stairwells but where possible the applicant has sought to provide an architectural solution. In particular, at the corner of Swan Street and Grantham Street, the stairwell and lift shafts have been incorporated in a contrasting reconstituted stone clad feature which wraps around from above the entrance on Swan Street to Grantham Street. This would incorporate a recessed section at the corner of solid bronze coloured aluminium framed curtain walling.

Meanwhile, in terms of the Flaxengate frontage, a key change from the original indicative outline scheme is that the car park would only be served by one access/egress from Flaxengate, which would be positioned centrally to the elevation to provide balance to that façade and framed in the same stone as the feature corner to Swan Street/Grantham Street. Furthermore, the reduction in the number of the entrances to the car park would ensure that there is minimal disruption to the façades of the building and would assist in drawing activity from Grantham Street around to the entrance on Flaxengate.

In a similar manner, the plant and machinery to serve the building is proposed to be accommodated internally on the ground floor behind the bin store and covered by louvered screens. As such, there would not be visual implications associated with these. Nonetheless, there was also a planning condition included on the outline planning permission to ensure that there would be suitable mitigation measures in place to protect residents from noise.

As with the outline planning application, the top floor of the building remains recessed back along the majority of the Flaxengate and Grantham Street frontages, in order to further reduce the perceived scale of the building. The external materials of these sections, as well as most of the west facing elevation of the fourth floor, will be bronze standing seam cladding.

Finally, whilst there would be limited opportunities within the site for landscaping, the applicant has included details of landscaping for the roof of the internal courtyard of the building and in certain locations at the site perimeter, as shown below:



c) *Summary in Relation to this Issue*

Officers are satisfied that the proposals would result in a tall modern building that will assimilate well within its context, particularly the façade treatments, which address the street edge in a similar way to other buildings within the vicinity and are sufficiently broken down into component parts in order to reduce the perceived mass of the building. Moreover, the proposals offer the opportunity to regenerate this important area with a high quality development that is suitably scaled to appropriately integrate with the surrounding townscape that contributes to the valued character and appearance of the conservation area. Therefore, it is considered that the proposal satisfies the duty contained within section 72 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 'In the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. Furthermore, the proposal is in accordance with the guidance contained within paragraph 137 of the Framework which advises that Local Planning Authorities should look for new development within a Conservation Area and within the setting of heritage assets to reveal or better enhance significance.

2) Implications of the Proposals upon Amenity

a) *Relevant Planning Policy*

In terms of national policy, the NPPF suggests that development that results in poor design and/or impacts upon the quality of peoples' lives would not amount to sustainable development. Consequently, the implications of both are key to the consideration of the acceptability of the principle of development within a given site. Moreover, the Framework (Paragraph 9) sees "seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life" as being important to the delivery of sustainable development, through "replacing poor design with better design" and "improving the conditions in which people live" amongst others. Furthermore, the core principles of the Framework (Paragraph 17) indicate that "planning should...always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

Policy LP26 of the Plan deals with design and amenity. The latter refers to the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy and suggests that these must not be unduly harmed by, or as a result of, the development. There are nine specific criteria which must be considered. The policy is in line with the policy principles outlined in Paragraphs 17, 59 and 123 of the NPPF. Indeed, Paragraph 123 of the Framework suggests that "decisions should aim to...avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development".

b) *Assessment of the Implications of the Proposals*

i) *Impacts of the Scale of the Building*

As alluded to in the first section above, contrary to the assertion made by a resident, Members will note that the height of the proposed building is actually presented as being lower than the maximum parameters agreed through the outline planning application. Moreover, the height has been reduced by 1.5metres, which means that there would be an

improvement as a result of the actual scale of the building in relation to its impacts upon outlook, overshadowing and loss of light.

Furthermore, the perception of the scale of development has also been attended to through the architectural design of the building. In particular, as alluded to in the assessment of the design of the building, its façades would not be stark or oppressive. Conversely, officers would advise Members that the combination of the movement back and forth across the plane of the façades of the building, as well as the use of lighter coloured high quality materials, would provide sufficient visual interest to the façades to ensure that they would not be harmful to the outlook of the neighboring properties, and thereby the amenities that they would expect to enjoy.

ii) Overlooking and Loss of Privacy

Members will note from the outline planning application process that a number of concerns were raised from the occupants of neighbouring properties regarding the potential for overlooking or a direct loss of privacy resulting from the development.

However, following the grant of that permission, officers have worked with the applicant in order to ensure that the design of the west façade, adjacent to Swan Street, would ensure that habitable spaces are served by windows angled south, i.e. the occupants of these rooms would only be able to look south down the street and not toward the residential apartments opposite. Furthermore, whilst the southern aspect of the building seeks to maximise the opportunities for a greater degree of glazing, particularly to shared spaces, the glazing will also be obscured to lower elements to reduce the possibilities for loss of privacy in either direction in this elevation to and from other development.

In terms of other relationships to the north between the proposals and apartments and commercial premises in the Terrace across Grantham Street, officers are satisfied that the window to window relationship presented would be similar to that already found within the immediate context, e.g. between the apartments in the Sparkhouse and Swan Street. Therefore officers are satisfied that the relationship presented would not have a detrimental impact upon the occupants of existing properties from the perspective of overlooking or loss of privacy

iii) Noise and Disturbance

Whilst a resident has again raised concerns regarding the potential for noise and disturbance from the proposed use, there has not been a material change in circumstances from the outline to the current application to lead to a different conclusion being made with respect to the impacts of noise and disturbance from the proposals. Nonetheless, given that the proposed end use and the internal layout of the building is now fixed, including access and egress from the building, it would be reasonable to ensure that the management of the building is through an appropriate level building management plan, such as a 24 hour concierge serving the main entrance/reception.

c) *The Planning Balance*

Taking all the above in to account, it is considered that the proposed development of the site could be accommodated in the future in a manner that would not cause unacceptable harm in respect of most matters relevant to the protection of amenity. Moreover, with satisfactory controls over the mitigation employed in relation to the future management of

the building, the proposals would be socially and environmentally sustainable in the context of the Framework and would accord with the policies in the Local Plan.

3) Sustainable Access and Highway Safety

a) *Relevant Planning Policies*

The impacts of growth are enshrined in the Core Planning Principles of the Framework (Paragraph 17), which expects planning to actively manage this growth “to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable”. As such, Paragraph 35 requires that: “developments should be located and designed where practical to [amongst other things] give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; and should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones”.

A number of Local Plan Policies are relevant to the access, parking and highway design of proposals. In particular, the key points of Policy LP13 are that “all developments should demonstrate, where appropriate, that they have had regard to the following criteria:

- a) Located where travel can be minimised and the use of sustainable transport modes maximised;
- b) Minimise additional travel demand through the use of measures such as travel planning, safe and convenient public transport, walking and cycling links and integration with existing infrastructure;
- c) Should provide well designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport by providing a network of pedestrian and cycle routes and green corridors, linking to existing routes where opportunities exist, that give easy access and permeability to adjacent areas”

There are also transport measures referred to in Policy LP36, which more specifically refers to development in the ‘Lincoln Area’, the key measures add to and reinforce the criteria within Policies LP5 and LP13. As such, they are intended to reduce the impact upon the local highway network and improve opportunities for modal shift away from the private car. In particular, development should support the East West Link in order to reduce congestion, improve air quality and encourage regeneration; and improve connectivity by means of transport other than the car. Similarly, Policy LP33 also requires that developments do not result in “levels of traffic or on-street parking which would cause either road safety or amenity problems.” Moreover, the policy also highlights the importance of providing appropriate parking for vehicles and cycles for all users within developments; and that walking and cycling links are maintained and promoted.

Paragraph 32 of the Framework suggests that the residual cumulative impacts of the development would need to be severe for proposals to warrant refusal. This is reinforced by Policy LP13 of the Local Plan which suggests that only proposals that would have “severe transport implications will not be granted planning permission unless deliverable mitigation measures have been identified, and arrangements secured for their implementation, which will make the development acceptable in transport terms.”

b) Assessment of the Implications of the Proposals

A resident has suggested that the application is not complete as the details of access are not sufficiently detailed. However, the layout plans for the application are sufficient for officers and statutory consultee (the Highway Authority) to be able to take a view on the appropriateness of the development. However, as with all applications, the precise design of the intersection and alignment with the highway would need to be agreed at a later date with the Highway Authority.

Moreover, whilst the formal response to the application is awaited from the Highway Authority, in informal discussions with their officer, there would not be any concerns in relation to the proposals, including the reduction upon existing car parking within the site by four spaces (from 30 to 26). However, their officer is in discussions with the applicant regarding some technical matters. Nonetheless, as alluded to above, it would be necessary for the applicant to carry out highway works as part of the application, including closing up the existing accesses on Grantham Street and Swan Street and agree works to the footpath and highway in connection with the proposed access to Flaxengate.

Consequently, it is the advice of officers that it would be difficult to argue that there would be a harmful impact upon highway safety. In particular, the inclusion of only one access / egress from Flaxengate for the car park is a positive outcome as it would result in:

- a reduction in the number of access points to one in Flaxengate which is inherently wider than Grantham Street and Swan Street;
- there being only one void in the ground floor elevations of the building; and
- the scale of the building reducing, as parking would no longer be required on two levels of the building.

In light of this, officers consider that it would be difficult to raise concerns regarding the development.

4) Archaeology

a) *Relevant Planning Policy*

The Framework and Planning Practice Guide as well as good practice advice notes produced by Historic England on behalf of the Historic Environment Forum including *Managing Significance in Decision-Taking in the Historic Environment* and *The Setting of Heritage Assets* are relevant to the consideration of Planning Applications.

Indeed, heritage is referred to within the core principles of the Framework (Paragraph 17) and Paragraph 128 of the Framework states that “in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

Paragraph 141 of the Framework states that LPAs should ‘require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.’

Policy LP25 in the Central Lincolnshire Local Plan requires that development does not lead to significant detrimental impacts on heritage assets. This issue is directed in relation to archaeology that could be non-designated heritage assets.

b) Assessment of the Implications of the Proposals

Several planning conditions were imposed on the outline planning permission to require the provision of further information informative to reserved matters. The applicant has carried out further evaluation and provided the details of a foundation design, which is currently being negotiated with officers. At present, the building has been designed to ensure that the formation level of the development (and thereby the floor level of the car park) would be above Roman remains, which would be a part of a preservation strategy. However, officers are still in discussions with the applicant in relation to the final design of the foundations for the building, as this element needs to inform the design of the building.

Consequently, officers will provide Members with an update in relation to the progress made since the completion of this report on the update sheet.

5) Matters Controlled by Planning Conditions on the Outline Planning Permission

Unless indicated otherwise below, these matters will be controlled by the conditions included on the Outline Planning Permission:

a) Ecology, Biodiversity and Arboriculture

i) Relevant Planning Policies

Paragraph 118 of the NPPF requires LPAs to conserve and enhance biodiversity by refusing planning permission where significant harm resulting from a development cannot be avoided, mitigated or compensated for. Meanwhile, Policy LP21 refers to biodiversity and requires development proposals to “protect, manage and enhance the network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site; minimise impacts on biodiversity and geodiversity; and seek to deliver a net gain in biodiversity and geodiversity.” The policy then goes on to consider the implications of any harm associated with development and how this should be mitigated.

ii) Assessment of the Impact of the Development

Members may recall that the approval of Outline Planning Permission enabled the developer to remove trees that would suppress the implementation of the development. However, a planning condition imposed on that permission ensures that the trees are only removed from the site once an appropriately designed scheme has been approved and a contractor has been appointed to develop the site. Until such time as both points have been satisfied the trees would remain protected in the conservation area.

Notwithstanding this, the scheme is now known and this would remove those trees, as such, it would be reasonable and proportionate to request the details of bird boxes for the building.

b) *Site Drainage*

In accordance with the requirements of Policy LP14 of the Plan and Paragraph 103 of the Framework, the design of schemes to deal with foul and surface water disposal were agreed by planning condition. As such, there would not be in conflict with the environmental dimension of sustainability outlined in Paragraph 7 of the Framework.

c) *Land Contamination*

In accordance with the requirements of Policy LP16 of the Plan and Paragraphs 109, 120 and 121 of the Framework, planning conditions were imposed on the outline planning permission to deal with land contamination prior to development being undertaken.

d) *Air Quality*

In accordance with the requirements of Policy LP13 of the Plan and Paragraphs 109, 120 and 124 of the Framework, a planning condition was imposed on the outline planning permission to request the developer to provide a scheme to include one or more charging points for electric vehicles within the development.

e) *Cycle Storage / Parking*

The outline planning application established that the site is sustainably located in the heart of the city, close to the facilities, services and employment opportunities that would support students; as well as the Universities which are accessible by cycle and walking routes.

Consequently, the proposed ground floor plan has therefore been updated to include provision of Sheffield Cycle Stands to provide secure cycle storage. This format of storage is recommended by the National Cycling Association and would offer a secure storage option for future residents.

f) *Impacts of Construction*

A planning condition was imposed on the outline planning permission which committed the applicant to providing details of the proposed parking for construction vehicles; the layout and location of the compound; and construction working and delivery hours.

g) *External Lighting*

In addition, the applicant is also committed through a further condition to providing details of any functional or architectural external lighting of the building or its curtilage, in order to avoid a detrimental impact upon neighbouring properties. It is therefore recommended that an appropriate scheme of lighting is controlled by planning condition.

h) *CCTV Cameras and Safety*

Officers of the Council, including the Council's CCTV Team Leader, have been in discussions with the applicant to ensure that CCTV coverage of the area would not be adversely affected by the development. The applicant has provisionally agreed to CCTV

Cameras being installed on the building and Members will note that one location has been indicated in the plans accompanying this report. However, it is anticipated that the precise location would almost certainly require further discussions so a condition would be required for these details to be agreed. This would ensure that existing monitoring of public areas for safety reasons would not be adversely impacted upon.

6) Other Matters

A resident has raised concerns regarding the number of proposed student rooms within the building and has compared the scheme presented at outline with that now proposed. As Members will appreciate, the scheme at outline was indicative and there is nothing to suggest that the applicant should provide a certain number of units of accommodation within the building. What is more, Members will note from other similar schemes in the city that the preference is for a clustering of bedrooms as this has been found to be a more appropriate social experience for students.

In addition, a further party has made comment in relation to the thermal properties of the building, including overheating but there are no policies within the Local Plan to insist that developments include measures to address the implications of solar gain. However, the applicant would be able to consider these matters in terms of the design of the plant and machinery proposed to serve the building.

7) Planning Balance

Paragraph 14 of the Framework sets out a presumption in favour of sustainable development which for decision taking means that where relevant policies of the development plan are out-of-date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework, taken as a whole; or specific Framework policies indicate development should be restricted. There are no restrictive policies that would lead to the proposals not being sustainable. However, a conclusion whether a development is sustainable is a decision that has to be taken in the round having regard to all of the dimensions that go to constitute sustainable development.

In this case, the principle of the development of the use proposed was established through the outline planning permission and this would deliver economic and social sustainability directly through the construction of the development and the use proposed therein; and indirectly through the occupation of the building. Moreover, as alluded to through that application, the provision of additional purpose-built student bed spaces available in a location relatively close to both universities in the city should hopefully reduce the dependency further upon houses in multiple occupation. This would also improve environmental sustainability.

It is clear from the main body of the report that the proposed building would be smaller than that approved at outline planning and the building has been designed to avoid overlooking or a loss of privacy, which were concerns identified with the outline scheme. It is therefore considered that the proposed building would not lead to any harm to amenity subject to the existing planning conditions on the outline planning permission and those recommended below.

There is no evidence to suggest matters of congestion or road safety would be harmful due to the social or environmental sustainability of the development. Furthermore, the

implications upon the character of the area and the residential amenities of near neighbours would not have negative sustainability implications for the local community, as they would lead to a development that would be socially sustainable. As such, with compliance with existing planning conditions and those recommended here, the development would be environmentally sustainable.

Subject to the foundation design of the proposed development being a suitable means of preservation for buried archaeological remains, in this instance officers would advise Members that the planning balance should fall in favour of the proposals due to the long term implications of the enhancement that would be brought to the conservation area, as well as the potential stimulus that the proposals could be for further wider enhancement of the historic townscape. This is particularly important given the proximity of Grantham Street to the High Street.

Thus, assessing the development as a whole in relation to its economic, social and environmental dimensions and benefits, officers are satisfied that the benefits of developing this site would, in the long-term, be more important than the potential impacts of not doing so. As such, it is considered that, in the round, this proposal could be considered as sustainable development and would accord with the Local Plan and Framework, sufficient for the recommendation of officers to be that suitable planning permission should be granted subject to planning conditions.

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

Yes additional information provided and the scheme revised following officer feedback.

Financial Implications

The proposals would offer benefits to economic and social sustainability through spend by new and existing residents and visitors, jobs created/sustained through construction and the operation of the development respectively.

Legal Implications

None.

Equality Implications

None.

Conclusion

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 is considered that the application should benefit from planning permission for the reasons identified in the report and subject to the conditions outlined below.

Application Determined within Target Date

Yes.

Recommendation

That the application is approved, with authority delegated to the Planning Manager to formulate Planning Conditions covering the matters referred to below:-

- Schedule of materials;
- Scheme for the inclusion of bird boxes on or as part of the fabric of the building;
- Scheme for Future Management of the Building; and
- Scheme for CCTV Cameras to Replace the Existing Provision.

Report by Planning Manager