

Present: Councillor Bob Bushell (*in the Chair*),
Councillor Biff Bean, Councillor Alan Briggs, Councillor
Kathleen Brothwell, Councillor Chris Burke, Councillor
Gary Hewson, Councillor Ronald Hills, Councillor
Lucinda Preston and Councillor Edmund Strengiel

Apologies for Absence: Councillor Jim Hanrahan, Councillor Naomi Tweddle and
Councillor Bill Bilton

14. Appointment of Chair

RESOLVED that in the absence of the Chair and Vice Chair, Councillor Bushell be appointed as Chair for the duration of tonight's meeting.

Councillor Bushell took his seat as the Chair.

15. Confirmation of Minutes - 23 May 2018

RESOLVED that the minutes of the meeting held on 23 May 2018 be confirmed.

16. Declarations of Interest

Councillor Edmund Strengiel declared a Personal Interest with regard to the agenda item titled 'Application for Development: Land at Westbrooke Road, Lincoln. (Phase 4)'.

Reason: He had met a member of staff from Chestnut Homes present in tonight's audience at another meeting in relation to a totally different matter. This staff member was not speaking at Planning Committee this evening.

Councillor Gary Hewson declared a Personal Interest with regard to the agenda item titled 'Application for Development: 129 Yarborough Road, Lincoln.'

Reason: He knew one of the objectors to the planning application, but not as a close associate.

Councillor Lucinda Preston declared a Personal Interest with regard to the agenda item titled 'Application for Development: 129 Yarborough Road, Lincoln.'

Reason: She knew one of the objectors to the planning application, but not as a close acquaintance.

17. Change to Order of Business

RESOLVED that the order of business be amended to allow the following reports to be considered before the remaining agenda items.

- Land Adjacent to A46 Ring Road and North of Queen Elizabeth Road, Lincoln.
- 35 Newark Road, Lincoln.
- 61 St Catherines, Lincoln.

18. **Application for Development: Land Adjacent to A46 Ring Road and North of Queen Elizabeth Road , Lincoln**

The Planning Manager:

- a. advised that planning permission was sought for:
 - The erection of 325 dwellinghouses, including 8 flats, facilitated by the demolition of existing flats known as Garfield View and Woodburn View.
 - Associated infrastructure and external works including new footpath link to Clarendon Gardens, the provision of new parking bays to Garfield Close and Woodburn Close and hard and soft landscaping and children's play area (*revised plans*).
- b. advised that the planning application brought together two parcels of land in separate ownership as detailed within associated plans shown in the officers report
- c. described the location of the site situated within Ermine West to the north of the city, adjoining development to the south within the residential streets which ran perpendicular to Queen Elizabeth Road and between the main north-south routes of Burton Road and Riseholme Road
- d. stated that the site shown as being allocated for housing in the Central Lincolnshire Local Plan
- e. reported that as outlined in the Lincoln Townscape Assessment, “the majority of the current townscape of the Ermine West Character Area dated from the building of the Ermine West Estate by the City of Lincoln Council in the Post-War Period [1946-1966 AD]”
- f. 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 LP10: Meeting Accommodation Needs
 - 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 LP18: Climate Change and Low Carbon Living
 - Policy LP20: Green Infrastructure Network
 - Policy LP21: Biodiversity and Geodiversity
 - Policy LP24: Creation of New Open Space, Sports and Recreation Facilities
 - Policy LP26: Design and Amenity
 - Policy LP36: Access and Movement within the Lincoln Area
 - Policy LP49: Residential Allocations - Lincoln
 - National Planning Policy Framework

- g. outlined the responses made to the consultation exercise
- h. referred to the update sheet which contained revised site layout plans, together with a response received from the Highways Authority
- i. advised members of the main issues to be considered as part of the application 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;
 - Other Matters; 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 conflict with any 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 was considered that the application should benefit from planning permission for the reasons identified in the report and subject to the planning conditions outlined below.

Michael Foster, local resident, addressed Planning Committee in opposition to the proposed development, covering the following main points:

- He lived at 35 Garfield Close.
- The proposals would impact on his property.
- His property shared a boundary with Garfield View which was to be demolished.
- He had submitted a planning application in relation to adjacent land to Garfield View which had been acknowledged and accepted by the Planning Department.
- He discussed his concerns at a meeting at Sudbrooke Community Centre on 18 September 2017.
- He was asked whether he was for or against the planning application by council staff.
- He was not for or against the proposals.
- He had not received any consultation documents in accordance with planning regulations.

Members sought clarification as to whether Mr Foster had been consulted regarding the planning application before us this evening.

Kieron Manning, Planning Manager confirmed that a full consultation process had been conducted in accordance with planning regulations including the positioning of site notices.

Members discussed the content of the report in further detail, raising the following main points:

- Widening of the cul-de-sac or a new entrance in/out of the development would be required.
- Whether the development would cause sufficient impact on traffic to warrant refusal or whether it wouldn't was a matter of perception.
- Members were being asked to agree to a development with more than normally acceptable noise levels to avoid re-drawing of the scheme.
- Concerns were raised regarding pollution levels with the proposed development being close to the by-pass.
- The County Council was seeking funding to monitor a travel plan, which members had not had sight of in order to make a judgement regarding its content.
- There was only one objection received from Garfield Close regarding the flats to be demolished.
- Concerns were raised regarding traffic flow, parking, and access for emergency vehicles.
- There was a lack of cycle routes
- Poor bus services.

The Planning Team Leader offered the following points of clarification to members in response to queries raised:

- Revised drawings had been requested to facilitate cul-de-sac widening to service the development.
- A Noise Impact Assessment conducted by the Pollution Control Officer had concluded that internal noise levels to the worst affected homes were approximately 5 decibels above that recommended by him. Planning officers were of the opinion that this could be dealt with by further mitigation measures to the properties concerned.
- There was a solid barrier of buildings at the northern edge of the development.
- British standard noise levels were a guide to recommended ideals only. The noise levels in relation to this scheme must be balanced against the benefits of this critical number of new houses allocated as residential development in the Local Plan. It was the remit of members to determine whether they agreed with this balance.
- A Travel Plan could only be afforded limited weight as it would be difficult to enforce and reliant on the good will of any applicant. It would not be possible to get every resident sign up to the Travel Plan.
- Connectivity to and from the development would be 'car born' bearing in mind its location and the type of homes being built here. The Highways Authority had given its opinion that there would not be a severe impact on safety. It was accepted that there would be impact on traffic, however, not so harmful as to warrant refusal of planning permission.
- In respect of air pollution, the city had achieved great strides in achieving improvements to air quality in the worst areas. The Pollution Control Officer had not raised any grave concerns and was satisfied pollution levels in the area were acceptable. Cars on the A46 were passing through an open space which resulted in less impact on pollution levels compared to urban areas.

RESOLVED that planning permission be delegated to the Planning Manager to

grant planning permission subject to the satisfactory signing of S106 agreements to secure financial contributions in relation to affordable housing, development of primary education, playing fields/play space and health provision, receipt of revised drawings for cul-de-sac widening and 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;
- Revised Travel Plan before Implementation of the Development (if not amended);
- Strategy for Site Lighting;
- Finished Site Levels;
- Scheme of Noise Mitigation;
- Scheme for Ecological Enhancement and Mitigation including tree protection;
- Scheme for Electric Vehicle Recharging Points
- Hours of Construction Working and Deliveries; and Construction Management

19. Application for Development: 35 Newark Road, Lincoln

The Planning Team Leader:

- a. advised that the application proposed the conversion of an existing dwellinghouse into a ground floor flat and first/second floor maisonette (part retrospective) at 35 Newark Road, Lincoln a three storey mid-terrace property
- b. reported that the application property had been occupied as two flats for at least 7 years without the benefit of planning approval, this application sought to regularise this use with changes to the existing floor plans
- c. provided details of the policies pertaining to the application as follows:
 - Policy LP1: A Presumption in Favour of Sustainable Development
 - Policy LP10: Meeting Accommodation Needs
 - Policy LP26: Design and Amenity
 - Policy LP37: Sub-Division and Multi-Occupation of Dwellings within Lincoln 86
 - National Planning Policy Framework
- d. outlined the responses made to the consultation exercise
- e. advised members of the main issues to be considered as part of the application as follows
 - National and local planning policy

- Principle of the use
- Effect on residential amenity
- Effect on highway safety and parking

f. concluded that:

- It was considered that the applicants had addressed the constraints of the site and the proposal was appropriate in this location.
- The proposal was therefore in accordance with national and local planning policy.

Mr Robert Dickinson, local resident, addressed Planning Committee in objection to the proposals, covering the following main points:

- He thanked members of Planning Committee for allowing him the opportunity to speak.
- This development and that of 61 St Catherines, to be considered next on this agenda, were connected in relation to environmental impact on the area.
- There would be increased pressure on parking on St Catherines Grove as there were no available car parking spaces on Newark Road.
- National Planning Policy Framework, March 2012, highlighted the opportunity for HMO's to share off-street parking, although there was currently none provided for this development.
- Issues existed with vehicles parking on double yellow lines/pavements causing problems for disabled access.
- There had been accidents on the street.
- Problems of access to street by waste disposal lorries.
- This was a retrospective planning application which should be taken into consideration.

Mr Philip Rhyder addressed Planning Committee in support of the proposals on behalf of the agent, covering the following main areas:

- The premises had operated as two flats for at least 12 years and probably more than 20 years.
- The scheme would not be a HMO, it would operate as a maisonette and first floor flat.

Members discussed the content of the report in further detail, raising the following main points:

- Parking issues were endemic to the area.
- Parking on the pavements was a police matter, which Ward Councillors could investigate if requested.
- The proposals would not make a significant difference to the number of vehicles in the area.
- Retrospective planning applications were frustrating, however, the proposals were not that different to what was there already.

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

Conditions

- Development to be carried out within 3 years
- Development to be carried out in accordance with the plans

20. **Application for Development: 61 St Catherines, Lincoln.**

The Planning Team Leader:

- a. described the location of the site at 61 St Catherines, a semi-detached property located on the western side of a primarily residential street within the Conservation Area (No. 4) of the same name, having a gravelled area to the rear for parking
- b. advised that the application proposed to change the use of the property from a 9 bedroom house in multiple occupation to 5 self-contained flats; planning permission was granted in 2015 (2015/0735/F) to change the use of the property to a 9 bedroom HMO
- c. reported that the proposal was for 4no. one bedroom flats and 1no. two bedroom flats requiring minor internal and external alterations to the property
- d. highlighted that prior to its use as a HMO the property had been used as a care home for the elderly from 1988 until 2015
- e. provided details of the policies pertaining to the application as follows:
 - National Planning Policy Framework
 - Central Lincolnshire Local Plan
 - Policy LP25 The Historic Environment
 - Policy LP26 Design and Amenity
- f. outlined the responses made to the consultation exercise
- g. referred to the update sheet which contained a landscaping plan showing the layout of five off-street parking spaces associated with the application property
- h. advised members of the main issues to be considered as part of the application as follows
 - Residential amenity
 - Visual amenity
 - Highways
- i. concluded that
 - Having taken into account the current permitted use of the property it was not considered that the proposed subdivision would cause any additional harm to neighbouring residents or the surrounding area.
 - The proposal would therefore be in accordance with local plan policies LP25 and LP26 which sought to protect the impact on residential and visual amenity.

Mr Robert Dickinson, local resident, addressed Planning Committee in objection to the proposals, covering the following main points:

- He wished to modify his objection to this scheme in the light of changes to the provision of off-street car parking to 5 spaces instead of 3 as this was a positive contribution to ease car parking arrangements in the street.
- There were very serious parking infringements on St Catherines.
- Notices relating to the planning application had not been posted in the street.
- On behalf of the Residents Association he requested greater transparency and consultation with residents in respect of future planning applications.

Mr Browne addressed Planning Committee in support of the proposals on behalf of the agent, covering the following main areas:

- The off-street car parking spaces were shown on the update sheet.
- He had owned the property for 37 years.
- The change of use from a 9 bedroom house in multiple occupation to 5 self-contained flats would result in less impact on the area due to a reduction in the number of residents.
- This was a high quality development offering a high standard of accommodation for its residents.

The Planning Manager offered the following points of clarification to members:

- The planning authority had a legal requirement to consult with anyone living next to the boundary of an application site, although it did always try to consult more widely.
- He was happy to include the residents association as a consultee on local planning applications if the relevant representative contacted him.

Members discussed the content of the report in further detail, welcoming the provision of 5 off-street car parking spaces and the change of use of the property to flats to help relieve the concentration of HMO's in the area

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

Conditions

- Development to be carried out within 3 years
- Development to be carried out in accordance with the plans

21. Application for Development: Land At Westbrooke Road, Lincoln. (Phase 4)

The Planning Team Leader:

- a. advised that full planning permission was sought by Chestnut Homes for the erection of 23 dwellings as Phase 4 of the Westbrooke Road development known as 'LN6', with access to the site taken through the existing access created for Phases 1, 2 and 3 off the western end of Westbrooke Road, and as submitted the application originally also proposed a separate pedestrian access created off Skellingthorpe Road to the South

- b. described the site located immediately adjacent to Phase 3 of LN6, forming part of the former Usher school site on part of the former playing field, to the rear of a number of properties on St. Helen's Avenue
- c. advised that the site was currently under the ownership of Lincolnshire County Council; although the whole of the former school site was allocated for residential in the Local Plan, it was understood that the County Council wished to retain the balance of the land at this time
- d. described the relevant planning history to the application site as detailed within the officer's report
- e. provided details of the policies pertaining to the application as follows:
 - National Planning Policy Framework
 - Policy LP9: Health and Wellbeing
 - Policy LP1: A Presumption in Favour of Sustainable Development
 - Policy LP11: Affordable Housing
 - Policy LP12: Infrastructure to Support Growth
 - Policy LP14: Managing Water Resources and Flood Risk
 - Policy LP26: Design and Amenity
- f. outlined the responses made to the consultation exercise
- g. advised members of the main issues to be considered as part of the application as follows:
 - Local and National Planning Policy
 - Effect on visual amenity
 - Effect on residential amenity
 - Highway safety
 - Ecology
 - Flood risk
 - Land levels
 - Land contamination
 - Affordable housing
 - CIL and other contributions
- h. concluded that:
 - The site had an allocation in the CLLP and was located in a sustainable location close to existing services and amenities, with good transport links.
 - Negotiations had secured revisions to the proposal including the removal of the proposed footpath link to Skellingthorpe Road and revisions to proposed land levels and boundary treatment heights in response to concerns regarding residential amenity.
 - The development would contribute to the housing supply within the City and provide affordable housing in accordance with national and local planning policy.

Rebecca Archer, representing Chestnut Homes, addressed Planning Committee in support of the proposed development, covering the following main points:

- She was employed by Chestnut Homes as Land Development Manager.
- Phase 4 was a continuation of the LN6 development.
- An additional 23 dwellings were proposed.
- A unilateral agreement had been made for phase 3 of LN6 and work would be commenced shortly.
- The last dwelling in phase 2 would be occupied by July 2018.
- The six affordable houses for phase 4 would be secured through a section 106 legal agreement, together with a financial contribution towards playing fields and children's play space.
- The site formed part of the former Usher School site currently under the ownership of Lincolnshire County Council.
- Although the whole of the former school site was allocated for residential use in the Local Plan, the County Council wish to retain the balance of the land for their own needs.
- The Highways Authority had raised no objections to the proposals.
- The offer of funding by the developer for a stop sign at the junction with Westbrooke Road/Western Crescent/Western Avenue had failed to receive support from the Highways Authority.
- Not a great deal of soil would be brought into the construction area for infill, as most would be re-used across the existing site.
- A planning condition would be imposed on the grant of planning permission to protect trees.
- In terms of drainage, a SWALES and attenuation feature would be added to the scheme.
- There was a strong need for additional housing in the area.
- Phase 1 of the build had recently won another building award.
- The company was proud of the scheme.
- She hoped members of Planning Committee would offer their support.

Members discussed the content of the report in further detail, raising individual points as follows:

- This was an excellent spacious/scenic development from an experienced housing provider.
- It was a shame the Highways Authority wouldn't allow the addition of a stop sign to prevent accidents if the developer was willing to pay for it.
- It was not surprising that the Skellingthorpe Road footpath access had never materialised although promised.
- The scheme caused too much traffic.
- It was not lack of signage that caused accidents, it was bad driving skills.
- Were the four trees on site to be lost?

The Planning Team Leader offered the following points of clarification to members in response to queries raised:

- Following consultation with residents, two of the four trees on the eastern boundary with St Helen's Avenue were to be retained.
- Cycle paths linked the development to Tritton Road.
- There were also pedestrian footpaths within phases 2 and 3 of the development to Western Crescent and Tritton Road pedestrian crossing.

Councillor Strengeiel agreed to raise the matter of the request for a stop sign within the development with the Highways Authority in his capacity as a County

Councillor.

RESOLVED that planning permission be delegated to the Planning Manager to grant planning permission subject to the satisfactory signing of S106 agreements to secure financial contributions in respect of affordable housing, playing fields/play space and amenity space and subject to the following conditions:

Conditions

- 1) 3 years
- 2) Drawing numbers
- 3) Materials
- 4) Landscaping scheme
- 5) Tree protection measures during construction.
- 6) Any removal of scrub, hedgerows or trees between March to late August to be supervised by an ecologist and mitigation measures applied if required.
- 7) Archaeology- development to proceed in accordance with the submitted WSI. Fieldwork report to be submitted within 6 months of completion
- 8) Electric charging points to be installed in accordance with drawing no WLR4 01 Rev F
- 9) Land contamination-1) Implementation of approved remediation scheme, 2) Reporting of unexpected contamination
- 10) Removal of pd for plots 64 and 65 adjacent to existing residential development

Fencing to plots 64, 65 and the northern boundary to the parking court not to be altered without the prior consent of the Council.

(Councillor Hills requested that his vote against this planning application be recorded.)

22. Application for Development: Land At 94 And 96 Newland (Taste Of Marrakesh) And No. 100, 102 And 104 Newland, Lincoln

The Planning Manager:

- a. advised that full planning permission was sought for:
 - Erection of a four storey building to the south of Nos. 100, 102 and 104 Newland to provide student accommodation
 - Demolition of rear extension to Nos. 100, 102 and 104 Newland
 - Demolition of Nos. 94 and 96 Newland (Taste of Marrakesh)
 - Erection of a partial subterranean four and five storey building to provide student accommodation
 - Erection of a partial subterranean building to provide four storeys of student accommodation between Nos. 96 and 100 Newland, including glazed link to No. 100 Newland (*revised description, revised plans*)
- b. described the location of the application site from east to west occupied by a mix of buildings and parking, as detailed within the officers report
- c. advised that access to the buildings was currently a mixture of pedestrian access from Newland and vehicular access from Carholme Road

- d. described the relevant planning history to the application site as detailed 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 LP5: Delivering Prosperity and Jobs
 - 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 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. referred to the update sheet which contained plans of proposed elevations in relation to the proposals and additional responses received from Lincolnshire Fire and Rescue, Lincoln Civic Trust and local residents
- h. advised members of the main issues to be considered as part of the application as follows:
- The Principle of the Development;
 - The Impact of the Design of the Proposals;
 - The Implications of the Proposals upon Amenity;
 - Sustainable Access, Highway Safety and Air Quality
 - Other Matters; and
 - The Planning Balance.
- i. 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 Framework in respect of sustainability that would apply to development as set out in the planning balance.
 - It was the conclusion of officers and therefore the recommendation to Members that there would not be harm caused by approving the development so the application should benefit from planning permission for the reasons identified in the report and be subject to the conditions outlined below.
 - However, in the event that any new material planning considerations were to be raised within correspondence received

following the writing of this report which would lead to a different conclusion being reached or which would require further consideration and/or planning conditions, officers would provide members with a detailed response on the Update Sheet. This would have regard to any further consultation responses received in the timeframe from the agenda being published and the date of Planning Committee, or these would be reported directly at Planning Committee if appropriate.

Chris Spendlove representing the University of Lincoln, addressed Planning Committee in support of the proposed development, covering the following main points:

- He worked as Registrar at the University of Lincoln.
- He wished to speak in support of the planning application.
- The development proposed represented the second phase of a gateway site into the City.
- The scheme would help satisfy demand for student accommodation in the city.
- The University had received several awards in recognition of its high standards of education.
- There was a demand for an additional 2,800 bed spaces over future years.
- There would be an additional 3,300 students coming into the city from 2017/18 to 2024/25.
- There was a deficit of 200 bed spaces forecast for the year 2019/20.
- The proposals would not have a negative impact on local residents.
- CCTV screens would monitor the unit from the main University campus.
- As part of the development proposals, all residents of No1 The Brayford had been written to with a positive response.
- 75% of construction staff would live within 5 miles of the site.
- The scheme allowed the townscape to be 'set down' to the addition of a modern building.
- The proposals included the demolition and replacement of the Marrakesh building as approved by the City of Lincoln Council Conservation Officer.
- The developer had tried to submit the planning application in tandem with phase 1 of the scheme, however, timescales had not permitted this.
- He hoped members of Planning Committee would offer their support to the proposals.

Members discussed the content of the report in further detail, raising the following comments:

- Custom built accommodation for students freed up private housing for families.
- Some concerns were raised regarding the design of buildings around the Brayford area,
- This was further exasperation of the balance between residents and students in the area.
- Other members welcomed the design of the building.
- Praise was offered for the way the Brayford area had been transformed from its derelict state in 1994.
- The units needed to be sustainable and lived in by students. They would not attract Council tax or business rate tax. It would be useful to source

proof that students were moving out of HMO's to occupy purpose built student accommodation

- The design may not be to everyone's taste, however it was an improvement to what was there before.

The Planning Manager offered the following points of clarification to members:

- With regards to the issue of student occupation in private houses, Article 4 was an effective tool to help control this problem. There was a significant move to private landlords seeking flexibility of C3 use properties.
- There were more families in the West End. The shift was happening slowly.
- Loss of council tax/business rates - there was no means to identify students coming out of private accommodation apart from council tax records.
- Expansion of the University required extra accommodation for additional students coming in. It was strategically important to meet this provision through purpose built student accommodation to retain residential accommodation for family use.
- Planning officers considered that the proposed development offered a good use, good provision and good location.

RESOLVED that

- As the overall public consultation period for the application did not expire until 23 June 2018, authority be delegated to the Planning Manager to issue planning permission subject to the planning conditions listed below.
- However, should there be any further material planning considerations raised (within correspondence received following the Planning Committee agenda being published) that had not already been considered in this report or that could not be addressed by existing or additional planning conditions, the application would be referred back to the next available Planning Committee for the consideration of Members.

Standard Conditions

Timeframe of the Planning Permission
Approved Plans

Conditions to be discharged before commencement of works

Materials Schedule and Detailed Plans (Windows etc.)
Contaminated Land Remediation
Archaeology
Site Drainage
Air Quality and Noise Mitigation (including design of plant and machinery)

Conditions to be discharged before use is implemented

Closing of Accesses to Newland and Carholme Road
Building-wide Management Plan
Scheme of Landscaping
Refuse Storage and Servicing

Conditions to be adhered to at all times

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

The Planning Manager:

- a. advised that the planning application related to 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
- b. described the application site situated in general terms, to the east of the High Street, at the south-western corner of the junction of Grantham Street with Flaxengate also adjoining Swan Street to the west
- c. advised that the application site was irregular but roughly square in shape, currently utilised as a surface car park adjacent to commercial uses
- d. described the relevant planning history to the application site as detailed 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 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. referred to the update sheet which contained photographs of the proposed development
- h. advised members in respect of matters to be considered as follows:
 - 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 were for consideration. The main issues referred to below therefore needed to be considered as part of this application:
 - The Impact of the Design of the Proposals;
 - The Implications of the Proposals upon Amenity
 - Sustainable Access and Highway Safety;
 - Archaeology;
 - Matters Controlled by Planning Conditions on the Outline Planning Permission;
 - Other Matters; and
 - The Planning Balance.
- i. 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 below.

Dominik Jackson of Jackson & Jackson Developments Limited addressed Planning Committee on behalf of the Applicant in support of the development, covering the following main points:

- The height of the building had been further reduced from the maximum parameters referred to in the outline planning permission reducing its impact on the Conservation Area.
- There was an urgent need for purpose built student accommodation in the city over the next 2/3 years.
- His company had been approached by the University of Lincoln already having outline planning permission for the site.
- The developer had worked closely with officers and the City Archaeologist to arrive at this result.

- He understood that the indicative visuals raised concerns at the original outline permission and the look had been redesigned.
- The design would consist of a buff brick building with bronze metal window frames and solid recessed elements to the windows of a different buff brick colour.
- The relationship with the building on Swan Street had been reduced in height by 1.5 metres.
- The car park would be served by a single access, not two as per the indicative planning application.
- The development fitted in with adjacent buildings.
- The developer had listened carefully to officers and the City Archaeologist to produce an appropriate building in terms of design.
- Secure cycle parking was provided.
- The building complemented the hotel recently granted planning permission.
- The council's own CCTV camera would be added to the façade of the building.
- This was a significant improvement to an under utilised site.
- Thank you for listening to him.

Members discussed the content of the report in further detail, offering general support to the proposed scheme.

Concerns were raised regarding removal of trees resulting in the urban area losing foliage and the need to think about this important element as the city developed.

Clarification was sought as to how the boutique style frontage to the hotel granted planning permission on Clasketgate at the previous meeting would fit in to the design of this development.

The Planning Manager advised that the scale of the proposed development in relation to the hotel building was considered equivalent in terms of external mass and appropriate in context.

RESOLVED that planning permission be granted, 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.

24. Application for Development: 129 Yarborough Road, Lincoln.

The Planning Team Leader:

- a. advised that planning permission was sought to erect a dwelling to the rear of 129 Yarborough Road with access taken from Carline Road; the property would provide 4 bedrooms split over three floors and have off-street parking and private external amenity space

- b. described the application site on the east side of Yarborough Road close to its junction with Carline Road, located to the rear of the host property which formed part of the rear garden, currently occupied by a single storey garage
- c. described the location of the proposed development within Conservation Area No.8 - Carline
- d. provided details of the policies pertaining to the application as follows:
 - National Planning Policy Framework
 - Central Lincolnshire Local Plan
 - Policy LP1 A Presumption in Favour of Sustainable Development
 - Policy LP25 The Historic Environment
 - Policy LP26 Design and Amenity
- e. outlined the responses made to the consultation exercise
- f. advised members of the main issues to be considered as part of the application as follows
 - National and Local Planning Policy
 - The principle of the development
 - Impact on the character and appearance of the conservation area
 - Residential amenity
 - Highways
 - Loss of trees
- g. concluded that it was considered that the applicants had addressed the constraints of the site and the proposal was appropriate in this location, the proposal was therefore in accordance with national and local planning policy.

Mr Chris Appleton, Applicant, addressed Planning Committee in support of the proposals, covering the following main points:

- He thanked the City of Lincoln Council for their support through the design process.
- He had worked closely with planning officers over a period of time since April 2017.
- The design of the building had evolved following numerous meetings.
- The design of the building had a modern feel internally, however, retaining traditional red brick and slate materials to fit in with Carline Road.
- The boundary wall to the property would be retained as part of the character of the surrounding area.
- The development was of correct height/size/ mass and materials.
- He intended to live in this modern detached house himself, he was not a developer.
- There was 35 metres of frontage onto Carline Road, however, his house would be only 12 metres wide.
- There had been no objections from immediate neighbours.
- He thanked Planning Committee for giving him the opportunity to speak.

Members discussed the content of the report in further detail.

Reservations were made by the Ward Councillor for the area in terms of stability of the area, traffic issues and the design and build of the property in a Conservation area.

The Planning Team Leader offered the following points of clarification:

- Planning officers were satisfied that any problems with slope stability could be dealt with through appropriate conditions and the structural engineer would deal with this in the same manner.
- The design of the building was indeed a material planning consideration. Planning officers had worked with the applicant throughout the planning process and considered the end proposals to be an appropriate development.

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
- Land stability and foundation design details
- Surface water details
- Contaminated land
- Hours of working

25. Application for Development: 40 - 42 Michaelgate, Lincoln.

(Councillor Brothwell left the meeting at this point to attend a further engagement.)

The Principal Planning Officer:

- a. described the location of the site at 40-42 Michaelgate, which was two conjoined Grade II listed buildings within the City Council's ownership
- b. advised that the two storey, brick built property was constructed in the mid to late 18th Century with a late 18th century shop window to the left, located on the east side of Michaelgate close to the junction with Steep Hill and Bailgate, and also within the Cathedral and City Centre Conservation Area
- c. advised that planning permission was sought for works to repair structural damage caused by a vehicular impact, including taking down and reinstating a section of the north wall, reinstating meters and services, repairing damaged plasterwork and other finishes and redecoration to certain rooms
- d. referred to the relevant site history to the planning application as detailed within the planning officer's report
- e. provided details of the policies pertaining to the application as follows:
 - Policy LP25: The Historic Environment
 - National Planning Policy Framework

- f. outlined the responses made to the consultation exercise
- g. advised members of the main issue to be considered as part of the application as follows
 - Impact on the building as a designated heritage asset
- h. concluded that:
 - The proposed works would address structural issues caused by a vehicular impact which currently threatened the integrity of the building.
 - The proposals had been carefully considered to achieve the desired outcome with minimal intervention, ensuring an authentic reinstatement of materials and returning the building to its former appearance.
 - The works would therefore preserve the building and would not be prejudicial to its special architectural or historic interest, in accordance with CLLP Policy LP25 and guidance within the NPPF.

Members discussed the content of the report in further detail.

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

Conditions

- Time limit of the permission
- Development in accordance with approved plans
- Brick sample panel including lime mortar and bonding to match existing
- Sample of replacement bricks
- Sample of lintels
- Specification and sample of lime plaster
- Samples and surface treatment of timber for replacement of timber frame
- Methodology for refurbishment of windows
- Methodology for repair to timber framing

26. Application for Development: 69 Greetwell Road, Lincoln.

The Planning Team Leader:

- a. advised that the application proposed the erection of a single storey rear and side extension at 69 Greetwell Road to this two storey semi-detached dwelling
- b. highlighted that the application was brought before Planning Committee, the applicant being an employee of the City of Lincoln Council
- c. provided details of the policies pertaining to the application as follows:
 - Policy LP26: Design and Amenity
 - National Planning Policy Framework
- d. outlined the responses made to the consultation exercise

e. advised members of the main issues to be considered as part of the application as follows

- National and local planning policy
- Effect on residential amenity
- Effect on visual amenity
- Effect on highway safety

f. concluded that:

- It was considered that the proposed development would be in accordance with local plan policy LP26.
- The height and scale of the extension was in keeping with the existing and neighbouring properties and would be constructed of materials to match.
- The amenities which all existing and future occupants of neighbouring properties may reasonably expect to enjoy would not be unduly harmed by the proposed development and as such it was considered acceptable subject to the conditions set out below.

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

Conditions

- Development to commence within 3 years
- Development to be carried out in accordance with the plans