

**Present:** Councillor Jim Hanrahan (*in the Chair*),  
Councillor Naomi Twedde, Councillor Biff Bean,  
Councillor Bill Bilton, Councillor Alan Briggs, Councillor  
Kathleen Brothwell, Councillor Bob Bushell, Councillor  
Gary Hewson, Councillor Ronald Hills, Councillor  
Edmund Strengiel and Councillor Pat Vaughan

**Apologies for Absence:** Councillor Chris Burke

**37. Confirmation of Minutes - 12 September 2018**

RESOLVED that the minutes of the meeting held on 12 September 2018 be confirmed.

**38. Declarations of Interest**

No declarations of interest were received.

**39. Application for Development: 27-29 Clasketgate, Lincoln**

The Planning Manager:

- a. advised that planning permission was sought for the erection of a seven storey building to incorporate 114 bed spaces of student accommodation on a Sui Generis basis, alongside a commercial unit at ground floor level along Clasketgate, following demolition of an existing building (Revised Plans)
- b. described the application site situated on the north west corner of the junction of Clasketgate with Flaxengate, currently comprising of a three storey white rendered building, formerly the office of Pygott and Crone Estate Agency, and associated car parking to the rear, located within Conservation Area No. 1 'Cathedral and City Centre'
- c. highlighted that an application for the erection of a 63-bedroom hotel with a restaurant to its roof was approved for the site by the Members of the Planning Committee in May 2018 including the demolition of the existing Pygott and Crone Estate Agency; the current proposals would therefore offer an alternative use to these proposals
- d. reported that in addition to the direct site history, work had commenced on the site immediately to the north of the application site which had planning permission for a five storey building for students with a total of 118 bed spaces
- 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 LP7: A Sustainable Visitor Economy

- Policy LP9: Health and Wellbeing
  - 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 a Computer Generated Image (CGI) Technical Statement submitted by the applicant, addressing a consultation response contained also within the Update Sheet suggesting that the CGI's submitted in support of the application were inaccurate
- h. advised members of the main issues relevant to the consideration of the application are 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 Traffic Capacity;
  - Other Matters; and
  - The Planning Balance.
- i. concluded that:
- The building proposed was appropriate in terms of its use and of a high quality design.
  - The design was clearly different from the approved hotel but was equally appealing and sensitive to its context.
  - The scale and massing was very similar to the previous approval and the relationship with the building under construction to the north was equally carefully considered.

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:

- There was an urgent need for purpose-built student accommodation across the city.
- The University of Lincoln had enjoyed recent success being in the UK top ten position for student satisfaction.

- The University now operated a medical school in partnership with the University of Nottingham.
- Intake of post graduate students was up 6% and under graduates by 7%.
- 99% of purpose built student accommodation in the city was full.
- His company had no involvement in the previous application on the same site for a hotel, this was a new project.
- A hotel may struggle to get financial backing in this area.
- The proposal for student accommodation was a fresh scheme using exceptionally high quality materials.
- The architecture of the proposed building was relevant to several RIBA buildings including one in London.
- The design was sympathetic to the local street scene.
- Local companies would be used for the build, which could start immediately.
- Archaeological considerations so far had involved the local community and the same ethos would be continued.
- The proposed development was of an identical footprint to the previous approved application with slightly less height.
- In respect of the objections received regarding the visuals, these drawings were prepared to a high degree of accuracy by us as applicant, as explained in the Update Sheet.
- A gallery would be dedicated to the cultural quarter on the bottom floor of the building.
- The design was led by a local builder.
- Materials would be of excellent quality.
- The build was ready to start should planning permission be granted.

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

- Student accommodation in this part of the city would not have an impact on the local residential area.
- It was nice to see the growth of the University alongside the benefits it brought to the economy.
- It was pleasing to note a local builder was involved.
- Praise should be awarded to the applicant for creating a gallery on the bottom floor of the development.
- The proposed development was visually pleasing, although choice of a lighter coloured material for the external façade of the building would brighten up this narrow street.
- Members had previously been told that hotel accommodation was needed conflicting with news today that it couldn't be built.

Members referred to student accommodation to be provided here which would be included within the housing stock figures for the city, and asked how far we needed to go to meet our housing allocation target.

Members highlighted that inclusion of student accommodation in housing stock data did not help those families on the waiting list in the city. It would be useful to be shown evidence that the provision of purpose built student accommodation was allowing families to get back into private accommodation.

Members asked what type of glazing would be used for the development, commenting on the tendency for students to stack items behind the glass.

Kieron Manning, Planning Manager, offered the following points of clarification:

- Student accommodation could count towards our housing stock, which was helpful for the City of Lincoln Council and Central Lincolnshire Joint Planning team. The figures on percentage split between student and residential housing stock were not available today, however, this information would be collated and presented hopefully to the next meeting of Planning Committee.
- The material chosen for the external facade of the building was of 'brindle' colour.
- The glazing to be used was glass and not panels .It was difficult to control the stacking of items immediately behind the glass, although conditions imposed as part of the management policy for the premises may help.

RESOLVED that:

1. A report on the percentage allocation between student and residential housing stock in the city be provided to a future meeting of Planning Committee.
2. Planning permission be granted subject to the planning conditions listed below:-

#### **Standard Conditions**

- Approved Plans
- Timeframe of Permission

#### **Conditions to be discharged before commencement of works**

- Historic Building Recording of Existing Building;
- Contract for Redevelopment Works to be Provided Prior to Building Demolished;
- Archaeology;
- Contaminated Land Conditions;
- Noise Assessment and Details of Noise Attenuation for Windows;
- Details of Plant / Machinery and Mitigation;
- Schedule of Materials;
- Foul and Surface Water Management Strategy;
- Details of CCTV Equipment for Building;

#### **Conditions to be discharged before use is implemented**

- Cycle Storage Provided on Site;

#### **Conditions to be adhered to at all times**

- Details of Kitchen Extraction and Mitigation;
- Details of any External Lighting; and
- Controls over Hours of Deliveries and Refuse Collections.

#### **40. Application for Development: 1 St Annes Road, Lincoln**

The Planning Team Leader:

- a. advised that planning permission was sought for the erection of a single storey extension to the front elevation at 1 St Annes Road, to facilitate the conversion of existing offices most recently in use by the NHS into 9no. residential units
- b. described the application site located on a corner plot with St Anne's Close to the south and St Anne's Road to the east, in a residential area with the hospital located to the east
- c. provided details of the policies pertaining to the application as follows:
  - National Planning Policy Framework
  - Central Lincolnshire Local Plan
    - LP25: The Historic Environment
    - LP26: Design and Amenity
    - LP37: Subdivision of Properties in Lincoln
- d. outlined the responses made to the consultation exercise
- e. referred to the update sheet which contained a revised plan to show the trees to be retained, trees to be removed and locations for replacement planting, the details of which would be secured by condition
- f. advised members of the main issues relevant to the consideration of the application as follows:
  - Visual amenity and design
  - Residential amenity and impact on neighbours
  - Loss of trees
  - Highways
- g. concluded that:
  - The proposed use of the property for self-contained residential flats would be acceptable in this existing residential area.
  - The physical alterations to the building would be minimal and would remain in keeping with the scale and design of the existing property.
  - All other issues had been addressed and further works could be secured by condition.
  - It was therefore considered that the application accorded with the National Planning Policy Framework and Central Lincolnshire Local Plan policies.

Kevin Coupland addressed Planning Committee as agent on behalf of the Applicant in support of the development, covering the following main points:

- There had been some confusion over the future of the trees and the number to be retained as part of this development.
- The site was not in a Conservation Area.
- None of the trees had a Tree Preservation Order.
- Advice had been sought from a specialist Arboricultural Officer.

- A revised tree plan had been issued on the update sheet to show the trees to be retained, removed and replaced.
- Six new trees would be planted.
- It was hoped members would now be able to give their support to the scheme as there were no objections to the build itself.

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

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

- Development is carried out within 3 years
- Development be carried out in accordance with the approved plans
- Scheme of replacement tree planting
- Details to demonstrate tree roots can be protected during the construction phase
- Electric vehicle charging points
- Hours of working
- Samples of proposed materials

**41. Application for Development: Land Between 25 And 41 Gaunt Street, Lincoln**

The Planning Team Leader:

- a. advised that planning permission was sought for the erection of a three storey building to accommodate nine self-contained flats on land between 25-41 Gaunt Street (revised plans: repositioned building and windows)
- b. highlighted that the development would front Gaunt Street, presenting a 2½ storey staggered elevation, with a three storey accommodation wing to the rear forming a 'T' shaped building
- c. reported that the development would be managed by the applicant, LEAP (Lincolnshire Employment Accommodation Project), a local charity and social landlord
- d. advised that in addition to the application receiving more than four objections, the site was owned by the City Council and therefore was being presented to Members of the Planning Committee for consideration and determination
- 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 LP10 Meeting Accommodation Needs
  - Policy LP26 Design and Amenity
  - National Planning Policy Framework
- f. outlined the responses made to the consultation exercise

- g. referred to the update sheet which contained additional consultation responses and images received, together with a revised officer recommendation in relation to the planning application
- h. advised members of the main issues relevant to the consideration of the application as follows:
- Principle of use
  - Visual amenity
  - Residential amenity
  - Access and highways
- i. concluded that:
- The principle of the use of the site for residential purposes was considered to be acceptable and the development would relate well to the site and surroundings, particularly in relation to siting, height, scale, massing and design.
  - The proposals would also not cause undue harm to the amenities which occupiers of neighbouring properties may reasonably expect to enjoy.
  - Matters relating to contamination and archaeology could be dealt with appropriately by condition.
  - As the LCC had not raised any objections in respect of highways or flood risk the proposal would therefore be in accordance with the requirements of Central Lincolnshire Local Plan Policies LP1, LP2, LP10 and LP26, as well as guidance within the National Planning Policy Framework.

Bill Taylor addressed Planning Committee in objection to the proposed development, covering the following main points:

- He agreed in principle to development of the site.
- His objections centred on the need for a more sympathetic choice for the siting and design for the project.
- The proposed development was disproportionate to the existing 1½ storey building to the east, which he represented.
- There would be a direct impact on the residents of 1-4 Woodburn Place and 23 Gaunt Street from the proposed development due to outlook from the roof windows on the 1<sup>st</sup> and 2<sup>nd</sup> storey.
- The rooms behind the roof windows of numbers 1-4 Woodburn Place were the main living areas for the residents of these properties.
- The rear off shoot of the new building would cause a light restriction to the occupants of 1-4 Woodburn Place.
- The proposed 3 storey building would affect sunlight/daylight into the existing properties to the east at 1-4 Woodburn Place.
- Good practice recommended that at least 25% of available sunlight should be retained. As a result of this scheme, existing residents would receive only 5% sunlight in the winter and in total amounting to 80% of its former value.
- A natural light study would confirm this.
- The creation of only one flat in the 2<sup>nd</sup> storey of the new off shoot building would affect the amenity of four existing householders below.

- He requested that the design of the proposed development be moved further to the west and/or the rear off-shoot of the new building be reduced to two storeys or less.
- He hoped members of Planning Committee would consider his objections appropriately.

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

- Although the existing property was in Councillor Hewson's ward he had never heard of Woodburn Place, it wasn't signposted as such and he had not been aware until now that people lived there.
- The objections regarding differences in distances between the existing and proposed building were understood, however, officers had taken this into account in their recommendation.
- The proposed development would be a vast improvement on what we had at the moment with the present garage site.
- Parking for residents would be preferred.

RESOLVED that planning permission be granted subject to the following conditions, with delegated authority granted to the Planning Manager to resolve matters relating to archaeology:

- Time limit of the permission;
- Development in accordance with approved plans;
- Contamination;
- Archaeology;
- Boundary details;
- Land levels;
- Implementation of landscaping;
- Construction of the development (delivery times and working hours); and
- Windows and doors set in reveal.

#### **42. Application for Development: Land Adjacent To 107-115 Gaunt Street, Lincoln**

The Planning Team Leader:

- a. advised that planning permission was sought for the erection of seven garages within an existing council owned car park on land adjacent to 107-115 Gaunt Street
- b. described the location of the car park comprising a total of 14 spaces towards the end of Gaunt Street with the car park of the Kingdom Hall of Jehovah's Witnesses to the north, the three storey Gaunt Street flats to the south and the River Witham to the west
- c. reported that the proposed garages were intended to contribute towards the provision that would be lost as a result of the proposed re-development of the council owned garage site between 25-41 Gaunt Street, presented to Planning Committee as the previous item on tonight's agenda
- d. advised that the application was presented to Members of the Planning Committee due to the City Council being the applicant



- e. provided details of the policies pertaining to the application as follows:
- Policy LP26 Design and Amenity
  - National Planning Policy Framework
- f. outlined the responses made to the consultation exercise
- g. advised members of the main issues relevant to the consideration of the application as follows:
- Principle and highways
  - Visual and residential amenity
  - Flood risk and drainage
- h. concluded that:
- The principle of the proposal was acceptable considering the existing car park use and the structure would not have a harmful impact on either visual or residential amenity.
  - The proposal was also to the satisfaction of the Lincolnshire County Council as Highway and Lead Local Flood Authority.
  - The application was therefore in accordance with the requirements of Central Lincolnshire Local Plan Policy LP26 and guidance within the National Planning Policy Framework.

Members discussed the content of the report in further detail.

Members suggested that it would be better to mark out the car parking spaces on the land rather than build garages, also that good quality housing would be better use of the space.

Other members highlighted that the Council had a duty to provide garages for council tenants and that the space had never been fully utilised for parking of cars previously. It was noted that some tenants wanted to keep their garages to use as additional storeroom space

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

- Time limit of the permission;
- Development in accordance with approved plans;
- Land contamination; and
- Construction of the development (delivery times and working hours).