

Mr Simon Stones 9 Hartley Street Lincoln Lincolnshire LN2 5NW (Objects)

Comment submitted date: Tue 06 Nov 2018

I have lived in Hartley Street for a number of years, the parking has got gradually worse. Quite often I cannot park in the street where I live. Six more dwellings means more cars.

And like a previous comment most of the people it will affect were not informed.

S.Stones

Mr David Stones 198 Monks Road Lincoln Lincolnshire LN2 5PW (Objects)

Comment submitted date: Mon 29 Oct 2018

Some years ago a planning application was made to turn this property into three dwellings. The application was refused because of parking, and I believe it is a listed building and the frontage cannot be altered. The parking is the main issue residents in Hartley Street struggle to park now, another six apartments mean at least another six vehicles. Just not room for them.

D.Stones

Miss Ruth Swift 1 Hartley Street Lincoln Lincolnshire LN2 5NW (Objects)

Comment submitted date: Wed 24 Oct 2018

My issue will be traffic congestion in Hartley Street which already has parking problems

From: John Payne [REDACTED]
Sent: 04 November 2018 13:08
To: Technical Team (City of Lincoln Council)
Subject: Reference: 2018/1218/FUL

Subject: Planning permission

Location: Monks Road, Lincoln

Reference: 2018/1218/FUL

Date: 16th October 2018

Email: developmentteam@lincoln.gov.uk

Date: Sunday 04/11/2108

Dear Sir or Madam,

I live 6 metres (approximately 21') from the proposed development, and did not receive direct notification about the development from the council? Why is this? We were informed about the planning permission application from a neighbour? The 'near neighbour' feels that other neighbours needed to be contacted individually, instead of an A4 sized 'poster' open to easy removal or vandalism outside the proposed development? The official laminated planning documentation on a 'lamp post' outside of the proposed development has been removed and now a 'lost cat and or ferret' document is in place? Are these documents not checked for 'vandalism' on a regular basis?

The proposed development is in area where there are several HMO properties, and multiple living dwellings. The area, in which this proposed development is located, already has too many people living in this very small area.

The litter – paper, tin cans, and plastic, for example – is already a major problem in this area. If this development is allowed to proceed, this will increase the litter problem regarding attracting vermin (already a huge problem) and and therefore an unhealthy environment to live in.

Access and egress from the site during construction and if the development is allowed when in use will cause hazards regarding cars, vans and lorries for other road users and pedestrians. With many drivers already 'reversing out' - instead of following the Highway Code - of Hartley Street, accidents will occur, and cause major problems.

Parking, already a major issue due to the high numbers of HMOs, multiple occupancies and those who cannot part on Monks Road due to restricted parking will make this a huge problem.

The noise, already a problem due to the high numbers of HMOs and multiple occupation dwellings, will be a huge problem. The 'comings and goings' (coming in and going out) at all times of the day and night are already a problem and will, therefore, only get worse. Health issues regarding loss of sleep, pollution and associated litter will make a huge on the NHS?

Water – from rain, sleet and snow – already is a problem whereby the drains are overflowing, and seepages from the rear of the property cause slips, trips and falls and more people living in this location will only cause more problems? So, we already have to put up with potable water as a problem, and the problems of waste water can only cause more problems?

I object to the development taking place, taking the above comments into consideration.

JEP
Hartley Street
Lincoln

(Above letter received 3 times from same address)



LINCOLNSHIRE POLICE

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Your Ref: App. 2018/1218/FUL

19th October 2018

Development & Environmental Services

City Hall, Beaumont Fee
Lincoln, LN1 1DF

Re – 301 – 303 Monks Road, Lincoln, Lincolnshire, LN2 5LA (Studio Apartments)

Thank you for your correspondence and opportunity to comment on the proposed development. I would request that you consider the following points that if adhered to would help reduce the opportunity for crime and increase the safety and sustainability of the development.

Lincolnshire Police has no formal objections to the planning application in principle but would recommend that the initial advisory recommendations are implemented.

The new regulations in respect of approved windows and doors may apply to this development and presume that compliance will be ensured by way of Building Regulations.

External doors and windows

Building Regulations (October 1st 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from **change of use**, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.

Windows: in respect of ground floor, basement and other easily accessible locations.

The secured by design requirement for all dwelling external doors is PAS 24:2016 (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24:2016 or equivalent approved standard.

Individual Flat or Unit Doors.

Door-sets providing access to the individual bedrooms shall be of robust construction and fire rated (FD30 or higher), and installed with a lock certificated to BS 8621 or PAS 8621, and will be fitted with a minimum of two hinge bolts or hinges with a similar integral facility to ensure protection in the event of a hinge failure under following a criminal attack, and installed with a securely fixed, robust planted stop, OR Shall meet the same physical specification as 'front door' (paragraphs 21, excluding any requirements for postal delivery).

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

Bin Storage

Internal communal bin and bicycle stores within blocks of flats must have no windows and be fitted with a secure door set that meets the same physical specification as 'front door' and specifically Section 2, paragraphs 21.1 to 21.6 and 21.8 to 21.13.

This will ensure that such stores are only accessible to residents. The locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. A bicycle store must also be provided with stands with secure anchor points or secure cycle stands.

External bins stores and home composting containers (supplied to meet 'Code for Sustainable Homes' 'Was 3') should be sited in such a way that they cannot be used as a climbing aid to commit crime.

Intruder Alarm

Where an intruder alarm is installed it should be complaint and meet the standards of BSEN 50131. It is recommended that any alarms system is provided and installed by a police approved company registered with the National Security Inspectorate (NSI) or the Security Systems & Alarms Inspection Board (SSAIB). It is also important that residents are clearly instructed in its use.

Utilities

In order to reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building in order to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters

Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.

Landscaping

Landscaping should not impede the opportunity for natural surveillance and must avoid the creation of areas of concealment. Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any tree should be pruned to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *New Homes 2016* which can be located on www.securedbydesign.com New Homes 2016 36.1 this includes details of the criteria for bespoke window fittings that may apply to this development.

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.

Force Designing Out Crime Officer

Environment & Economy
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To: Lincoln City Council

Application Ref: 2018/1218/FUL

With reference to this application dated 9 October 2018 relating to the following proposed development:

Address or location

301 - 303 Monks Road, Lincoln, LN2 5LA

Date application referred by the LPA
17 October 2018

Type of application: Outline/Full/RM/
FUL

Description of development

Conversion of basement, part ground floor and first floor to accommodate 6no. self-contained apartments. Associated external works including enlargement of roof, alterations to shopfront and installation of new windows/doors

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Does not wish to restrict the grant of permission.

CONDITIONS (INCLUDING REASONS)

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.