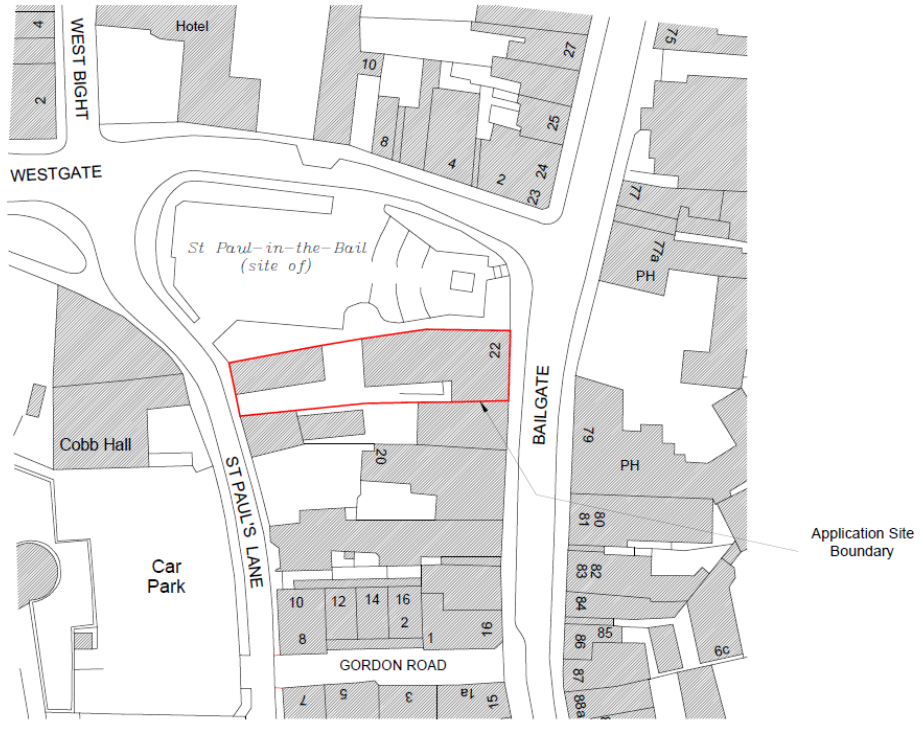
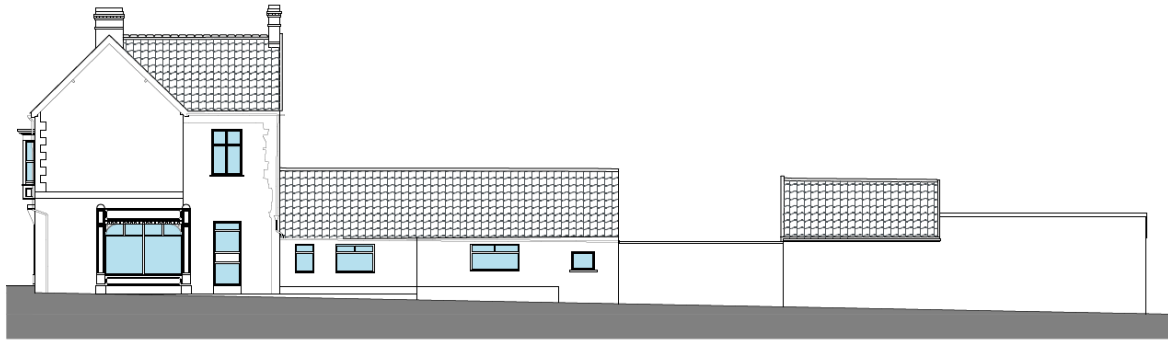


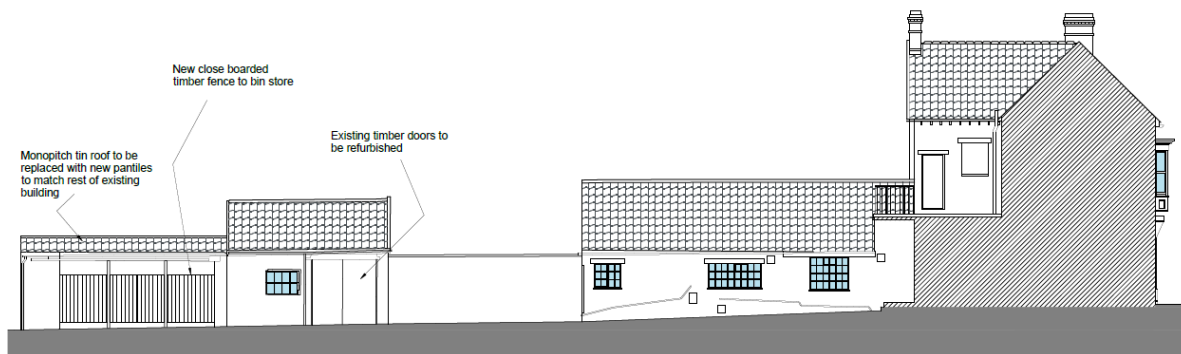
**2019/0080/FUL – 21-22 Bailgate, Lincoln, LN1 3AN**



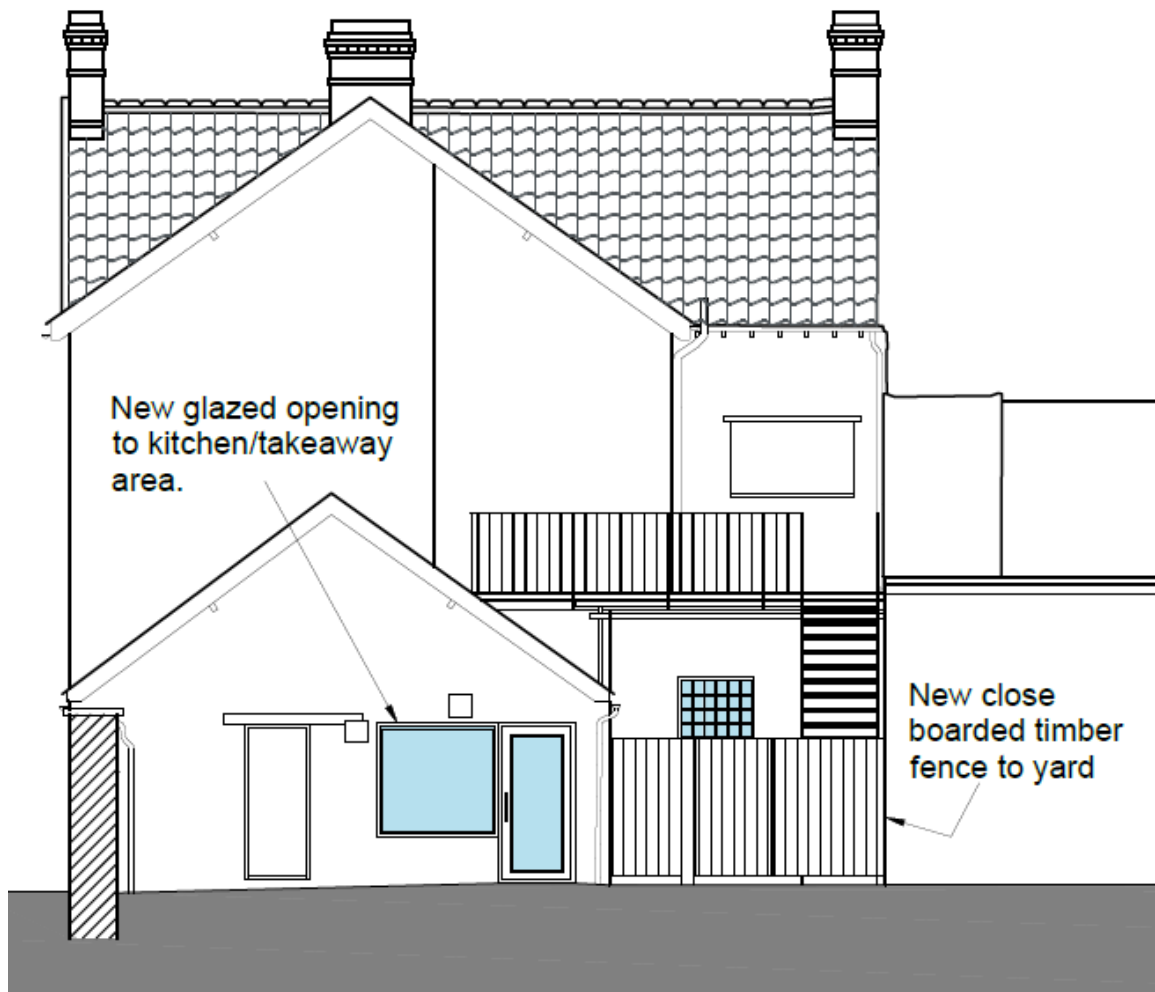
**East Elevation**



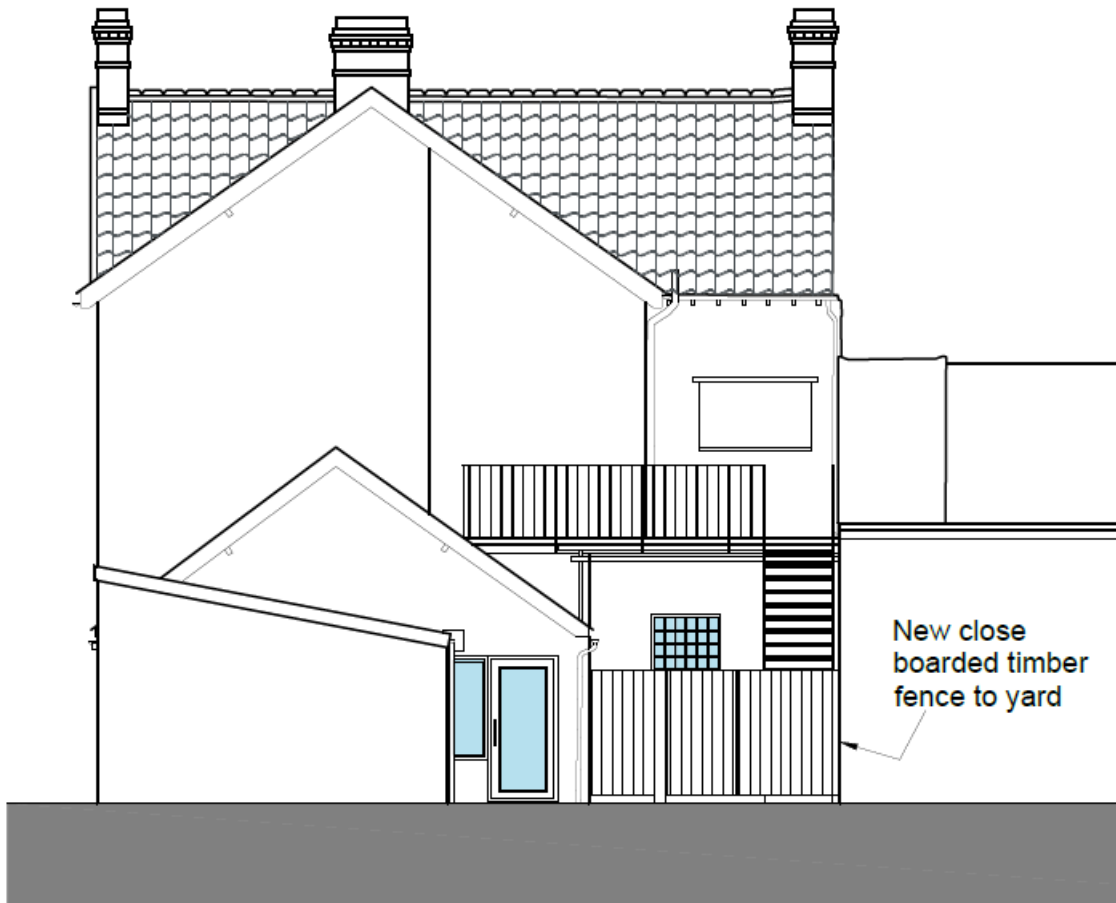
North Elevation



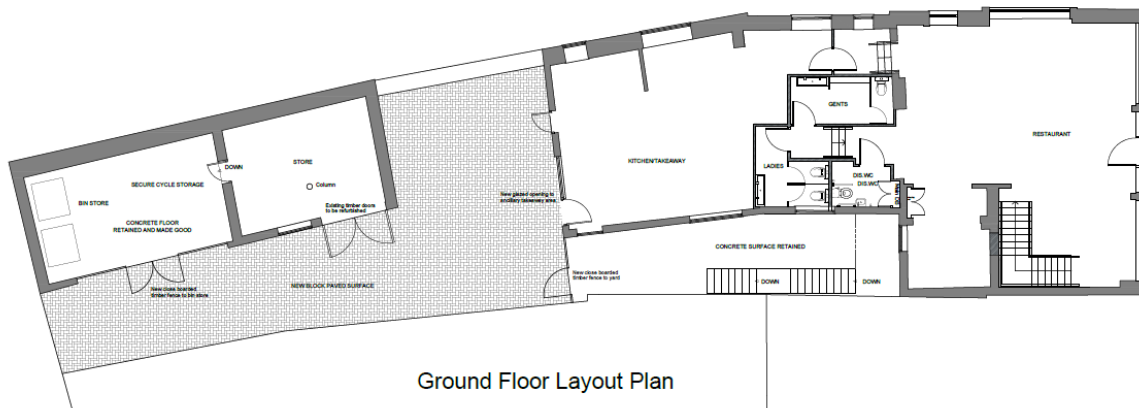
South Elevation



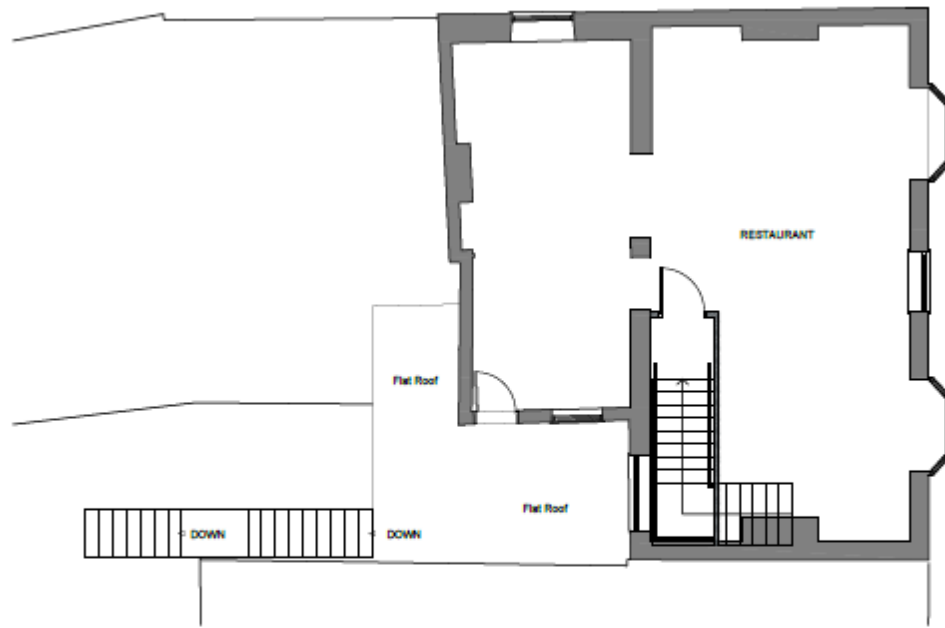
Sectional West Elevation



West Elevation



Ground Floor Layout Plan



First Floor Layout Plan

**Photographs of site**









## Consultation Responses

Mr Roderick Moore

17 Dorrton Court, Stonefield Avenue, Lincoln, LN2 1QL

Although I do not object to the application for a Fish Restaurant, as there are many others in Bailgate. I do however object to the take away proposed for St Pauls Lane. It is very narrow and leads to a car park. We would also have Deliveroo personnel being used to make deliveries. There is a problem already with these in the Bailgate delivering from Thai 1. They have no regard for either other road users i.e.; Riding the wrong way down Bailgate against the flow of the traffic or on the footpath again expecting pedestrians to move out of their way. Also I am concerned about the litter problem that will without doubt arise, should the take away be allowed.

Mr Anastasios Anastasiou

169 Burton Road, Lincoln

Further to our meeting, I do not have concerns about a restaurant opening on the Bailgate as there are many restaurants there that enhance the area for locals and visitors alike, but I do have grave concerns it is a restaurant applying for an ancillary takeaway. As the planned development is for fish and chips, I feel the takeaway will not be ancillary, but the greater part of the business, therefore it stops being ancillary and becomes a fully fledged fish and chip takeaway.

The takeaway will be sited at the back of the property of 21-22 Bailgate (the old Lloyds bank) which backs on St Paul's Lane which is a narrow, one way cobbled street which already suffers with congestion and access issues. There is also the rapidly growing market of food deliveries from companies such as Deliveroo, Uber Eats and Just Eat etc. which account for a significant part of a takeaway's turnover but also bring logistical difficulties. Deliveries are made by cars, motorbikes and push bikes which will only add to congestion and access issues and added dangers to pedestrians.

The takeaway will only be meters from the Castle wall and adjacent to the site of St Paul in the bail that has huge archaeological interest, a viewing platform for the well and seating for visitors. With an addition to the area of a takeaway I feel this site will lend itself to outdoor seating for the takeaway which will bring a litter issue for the whole area.

I am strongly opposed to this planning application, if granted it would result in an influx of various other takeaway cuisines into our beautiful, historic and much loved area, which is the jewel in Lincolnshire's crown.



Ms Emma Melville

23 Turner Street, Lincoln, LN1 3JL

I am objecting to this proposal on several grounds.

I feel a takeaway would be detrimental to this historic area, my concerns would be that this will open the floodgates to more takeaways such as McDonald's etc, and that it would spoil the feel of the castle/cathedral quarter.

It would also mean more traffic coming in to the area that is not fit for the traffic already using it. (Also a dead end)

The Bailgate area does not want to lose its uniqueness, this is what the local and tourists like about uphill.

Thank you for taking the time to read and hope you consider these issues when making your decision.

Mrs Jane Hill

29 Outer Circle Drive, Lincoln, LN2 4JF

I wish to strongly object to the proposed opening of a fish and chip restaurant and take away in Lincoln's historic bailgate. Tourists and visitors to this iconic area do not want to be greeted by people sat around eating chips and mushy peas and leaving litter everywhere. Also have you considered the effect on the local residents with the increase in traffic in an already congested area from customers and delivery drivers not to mention refuse collections on a daily basis. I hope you will consider my objections as I feel that if this application is granted other takeaways will follow and ruin our special famous area.

Miss Kylie Hinch

8 Waddingworth Grove, Lincoln, LN2 2BH

I object to this planning application because I believe that it will increase traffic congestions and litter around one of the most iconic areas of Lincoln.

I do believe that we have enough restaurants in the bail and we don't need anymore including a takeaway. I would hate to see the bail gate being spoiled with a further increase of restaurants and takeaways.

Mr Kypros Andreas

Union Road, Lincoln, LN1 3BU

Dear Gemma,

I have been told this is going to be a fish and chip shop by Elite fish and chips, why isn't this in the details. THIS IS A MAJOR DETAIL. Their other restaurant not only smells awful above the smell of mcdonalds, but their rubbish is everywhere.

Disgrace That you have not told everyone this important detail.

Miss Hollie Tysoe

15 Arras Close, Lincoln, LN1 3UE

I object too the planning of the takeaway being allowed due too the items listed below.

First one would be the rubbish around the bailgate area which will become higher than it already is, second there will be more traffic caused within the area. Thirdly takeaways shouldn't be allowed in the area as it will spoil the atomospher within the historic area itself.

Mr Mark Webster

66 Mons Road, Lincoln, LN1 3UG

I would like to Object to this planning application for a few reasons such as:

- Bailgate being an Historic part of Lincoln and would cause unnecessary influence for more restaurants/takeaways to be built when there is already a fair share still existing.
- Complications with local resident parking.
- The Bailgate image would be spoilt from unnecessary littering from the takeaway and will attract pests/rodents.
- The placement of a takeaway would not suit this historic part and will cause too much Noise pollution for surrounding residents and businesses that heavily contribute towards a nice and quiet atmosphere.

Mr Mike Cancedda

45 West Parade, Lincoln, LN1 1PF

I'm not really convinced that another takeaway would be good for the Bailgate. It's already bad enough with the overfilled bins on that stretch of road thanks to curtis and Greggs ,and that's without mentioning the ammont of times that you can see bits of food on the floor. I don't think we need to see even chips on the footpath now. Plus what kind of opening hours would it have a takeaway of that kind? Late night

opening with even more drunk people staggering about and being sick all over the place?!

What's going to be next up there?McDonald's? No thanks

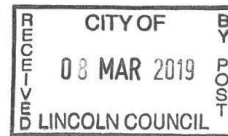
Mr Joe Vincent

3 Gayton Close, Lincoln, LN2 2HF

I object to this development due to the following reasons:

- I feel there is already enough restaurants in the area
- If this goes ahead it's only going to add to traffic congestion, more litter and only going to encourage more takeaways into this historic area

Keep this historic area free off takeaways!



Change of use from financial and professional services (use class A2) to restaurant/cafe (use class A3) with ancillary takeaway (use class A5) with associated external alterations

21-22 Bailgate Lincoln Lincolnshire LN1 3AN

Ref. No: 2019/0080/FUL | Received: Thu 31 Jan 2019 | Validated: Thu 31 Jan 2019 | Status: Pending Consideration

**I object on the grounds of:** This will mainly be a takeaway and not ancillary which will be situated at the rear of the site and the use of an adjoining historical site being used as an outdoor seating area for the takeaway. Littering in the area. Traffic congestion in an already congested area with a narrow cobbled, one way lane. Encouraging other takeaway cuisines to open in the area. Noise. Smell. Overall it will be detrimental to the historic quarter of the Castle and Cathedral area.

Lead petitioner	MICHELLE VINCENT
Signed	M.V. [Signature]
Address	55 WESTGATE, LINCOLN
Contact details	[Redacted]

Name (print)	Address (including postcode)	Signed
JACQUE OATES	16 WINDERNERE ROAD LINCOLN LN24UA	[Redacted]
Jim LAMMIN	16 WINDERMERE ROAD Lincoln LN24UA	[Redacted]
MRS PIGEON	WADDINAWORTH GROVE	[Redacted]
Megan Patterson	55 Westgate Lincoln.	[Redacted]
Theresa Bowler	66 Queen Mary Rd.	[Redacted]
F Bedford	53 Westgate	[Redacted]
John Davis	THE STRUGGLERS	[Redacted]
J Jessop	The Struggles	[Redacted]
B Linworth	Bellwood Grange	[Redacted]
J haws	Stables / Raisen Lane	[Redacted]
L. STEELS	39 CHAPEL LANE	[Redacted]
D. STEELS	" " "	[Redacted]
A Brown	52 Westgate	[Redacted]
L. Spencer	Cobbs Hall	[Redacted]



Change of use from financial and professional services (use class A2) to restaurant/cafe (use class A3) with ancillary takeaway (use class A5) with associated external alterations

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Lead petitioner	MICHELLE VINCENT
Signed	M Vincent
Address	55 WESTGATE . LINCOLN
Contact details	[REDACTED]

Name (print)	Address (including postcode)	Signed
P. J. VINCENT	Good Lane -	[REDACTED]
J. Clouston	St. Nicholas St.	[REDACTED]
M. Osborne (Mr)	West Gate	[REDACTED]
C. Gibbs	cb castle Hill club	[REDACTED]
M. Younger	Bailgate	[REDACTED]
O'HARRISON	NEWPORT	[REDACTED]
E. Stanton	Collingham (visitor)	[REDACTED]
J. Smyth	THE Venue - B.G.U.	[REDACTED]
MRS. Gullimore	59 WESTGATE LINCOLN	[REDACTED]
MR. K. TAYLOR	BURTON RD. LINCOLN	[REDACTED]
MRS. P. TAYLOR	" " "	[REDACTED]
A. Clayton	BRAINT ROAD.	[REDACTED]
L. Pierce	Edendale drive	[REDACTED]
		[REDACTED]

