

Application Number:	2019/0119/RG3
Site Address:	Tennis Courts, Boultham Park, Boultham Park Road, Lincoln
Target Date:	12th April 2019
Agent Name:	City Of Lincoln Council
Applicant Name:	City Of Lincoln Council
Proposal:	Erection of a 3 metre high fence and gates to replace existing.

Background - Site Location and Description

The proposed development relates to Boultham Park Tennis Courts situated to the north of the Bowling Green and Pavilion and to the rear of residential properties along Western Avenue. To the west is the residential development known as Home Green, which is nearing completion.

The application site falls within the boundary of Boultham Park which is Grade II Listed Historic Park and Garden and the Witham Valley Green Wedge.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 20th March 2019.

Policies Referred to

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP22 Green Wedges
- Policy LP25 The Historic Environment
- National Planning Policy Framework

Issues

Whether the proposal is in accordance with the provisions of Policy LP22 'Green Wedges' and Policy LP25 'Historic Environment' of the Central Lincolnshire Local Plan (2017) and relevant guidance contained within the National Planning Policy Framework (2019)

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	No Response Received
Environmental Health	Comments Received

Shane Harrison	No Response Received
Lee George	No Response Received
Lincolnshire Wildlife Trust	No Response Received

Public Consultation Responses

Name	Address
Mrs Christine Bush	39 Western Avenue Lincoln Lincolnshire LN6 7SR

Consideration

The application proposes to replace the existing 2.4 metre high chain-link perimeter fence and gates with 3.0 metre high VTECH(C) sports fence and gates. The system would be galvanised and polyester powder coated to Green (RAL 6005).

Boultham Park is a Grade II listed Historic Park and Garden and falls within the boundary of the Witham Valley Green Wedge. Green Wedges are open areas around and between parts of a settlement, or settlements, which maintain the distinction between the countryside and built up area, and which also provide recreational and wildlife protection and enhancement opportunities. Policy LP22 'Green Wedges' is permissive of development within Green Wedges provided it can be demonstrated that the development is not contrary or detrimental to the function and aims of Green Wedges; and it is essential for it to be located within the Green Wedge, and the benefits of which override the potential impact on the Green Wedge. Policy LP25 'Historic Environment' is supportive of development proposals provided they protect the significance of designated heritage assets (including their setting) by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views and vistas both from and towards the asset.

Boultham Park provides formal and informal recreational opportunities set within a wider green space. The application proposes to replace the perimeter fence and gates to the existing tennis courts and would not therefore materially alter the function of that space within Boultham Park or the Witham Valley Green Wedge. Whilst the proposed fencing would appear more prominent than the existing chain-link fencing it would duly reflect the function of the space and its setting within the park. It is therefore considered the proposed development would preserve the character and appearance of Boultham Park and the function and aims of the Witham Valley Green Wedge, in accordance with the aforementioned policies.

The occupants of No. 39 Western Avenue have made comments in support of the application. The application confirms the existing gravel boards to the rear of the

properties along Western Avenue would remain in place, and the proposed fencing would provide a robust and secure perimeter to the tennis court which would maintain if not improve security to the rear of these properties.

Application Negotiated Either at Pre-Application or During Process of Application

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed development would preserve the character and appearance of Boultham Park and the function and aims of the Witham Valley Green Wedge, in accordance with the provisions of Policy LP22 'Green Wedges' and LP25 'Historic Environment' of the Central Lincolnshire Local Plan (2017) and relevant guidance contained within the National Planning Policy Framework (2019)

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally.

Standard Conditions

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.
The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

Conditions to be discharged before commencement of works

None.

Conditions to be discharged before use is implemented

None.

Conditions to be adhered to at all times

None.

Table A

The above recommendation has been made in accordance with the submitted drawings identified below:

Drawing No.	Version	Drawing Type	Date Received
2700/07/01		Site plans	11th February 2019
2700/07/02		Plans - Proposed	11th February 2019

2019/0119/RG3 – Plans and photos

Site location plan



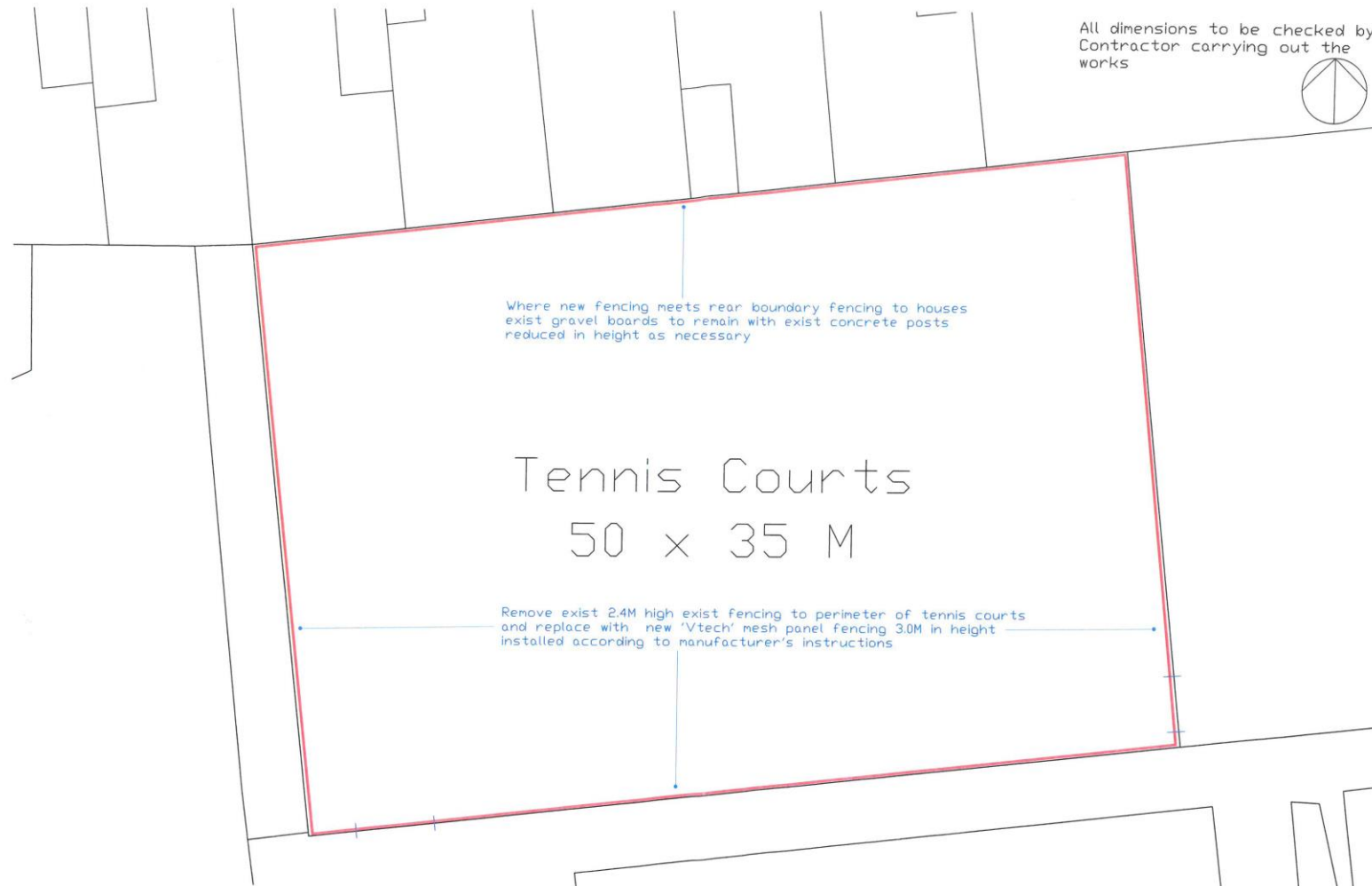
Property Services
 Chief Executive's Department
 City Hall, Beaumont Fee,
 Lincoln LN1 1DB
 Telephone : 01522 881188

DRAWING
Renewal of Tennis Court Fencing
 Boutham Park, Lincoln

SCALE DATE DRAWN
 1:1250 Feb 2019 cah

DRAWING NO
 2700 / 07 / 01

Proposed plan



Property Services
Chief Executive's Department
City Hall, Beaumont Fee,
Lincoln LN1 1DB
Telephone : 01522 881188

DRAWING
Renewal of Tennis Court Fencing - details
Boultham Park, Lincoln

SCALE DATE DRAWN
1:200 Feb 2019 cah

DRAWING No
2700 / 07 / 02









Consultee Comments for Planning Application 2019/0119/RG3

Application Summary

Application Number: 2019/0119/RG3

Address: Tennis Courts Boultham Park Boultham Park Road Lincoln Lincolnshire

Proposal: Erection of a 3 metre high fence and gates to replace existing.

Case Officer: null

Consultee Details

Name: Mr Ian Wicks

Address: Directorate Of Development And Environmental Services, City Hall, Beaumont Fee
Lincoln, Lincolnshire LN1 1DF

Email: ian.wicks@lincoln.gov.uk

On Behalf Of: Environmental Health

Comments

I confirm that I have no objections to this application.

Place Directorate
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070
E-Mail: highwayssudssupport@lincolnshire.gov.uk



To: Lincoln City Council

Application Ref: 2019/0119/RG3

With reference to this application dated 14 February 2019 relating to the following proposed development:

Address or location

Tennis Courts, Boultham Park, Boultham Park Road, Lincoln, Lincolnshire

Date application referred by the LPA
20 February 2019

Type of application: Outline/Full/RM/
FUL

Description of development

Erection of a 3 metre high fence and gates to replace existing

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.

Case Officer:

Date: 8 March 2019

Polly Smith

for Warren Peppard
Flood Risk & Development Manager

Comments for Planning Application 2019/0119/RG3

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Case Officer: null

Customer Details

Name: Mrs Christine Bush

Address: 39 Western Avenue Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Thank you for the notification of application to erect a 3 metre high fence and gates around the tennis courts as a replacement to what is already there, which is very welcome. I would comment on the following:-

1. Currently we have two fences one of 1.8 metres, the other 3 metres, therefore providing a double fence, both of which were provided by the council, both of which are currently very overgrown with ivy, the roots of which come from the tennis courts.
2. There is currently a concrete plinth in place.

We would not want the concrete plinth to be removed.

Reassurance that if both fences are removed, the replacement will offer a similar amount of security from intruders as the double fence does at present.

We would also welcome some re-assurance that the ivy issue will be dealt with.

Notification of when the work will commence and the duration of this so as suitable arrangements can be made regarding security for both us and your workforce as we have a dog.