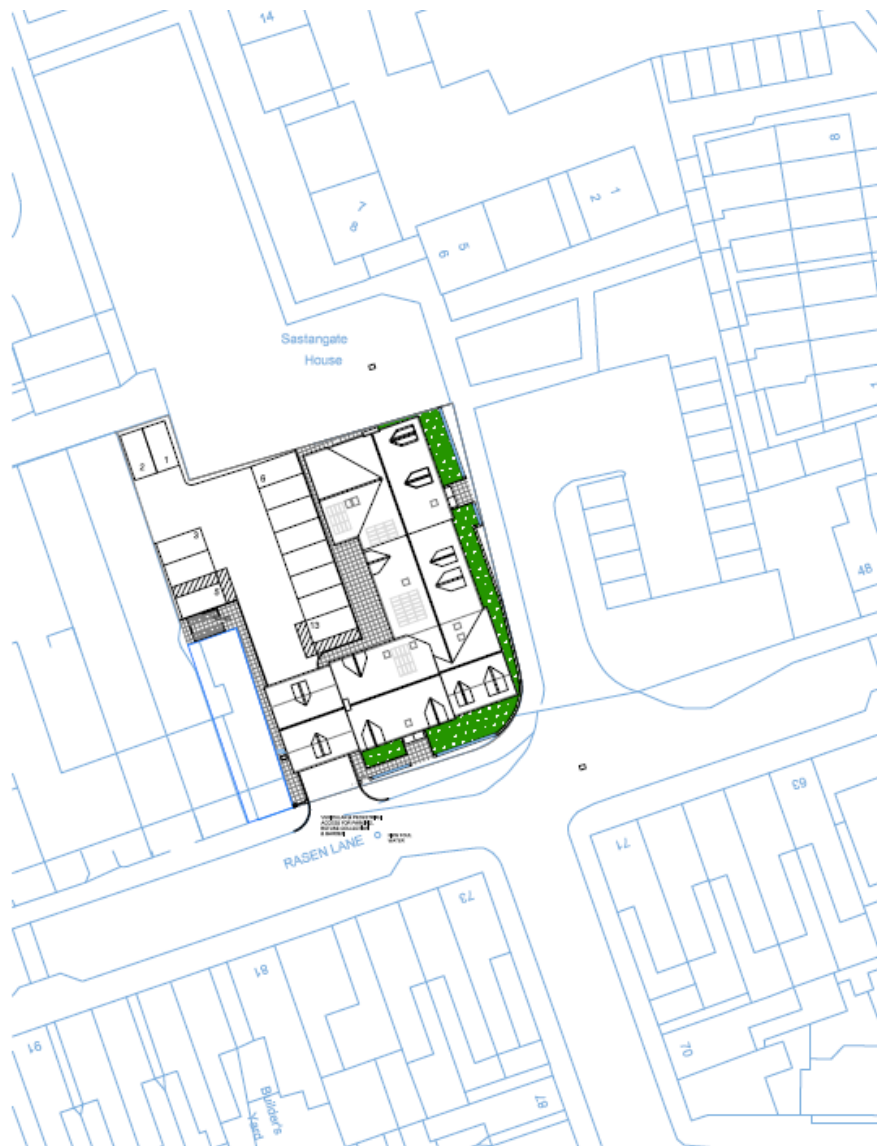


Plans

Site Location Plan



Photos



Consultee Responses

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



To: Lincoln City Council

Application Ref: 2019/0062/CXN

With reference to this revised application dated 22 March 2019 relating to the following proposed development:

Address or location

Lord Tennyson House, 72 Rasen Lane, Lincoln, Lincolnshire

Date application referred by the LPA
30 January 2019

Type of application: Outline/Full/RM/
CV

Description of development

**Variation of Condition 13 (occupied by students only) of planning permission
2015/0530/F. (Revised description)**

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)

Please be advised that LCC as Highways Authority have no objection to the variation of Condition 13 of the original decision 2015/0530/F.

Case Officer:
Becky Melhuish
for Warren Peppard
Flood Risk & Development Manager

Date: 22 March 2019

Neighbour Responses

From: Bobby Fleming
Sent: 15 February 2019 17:30
To: Meddings, Lana (City of Lincoln Council)
Subject: 72 Rasen Lane ref.2019/0062/cxn

Dear Sirs,

We wish to place on record our objection to the removal of condition 13 on the above property. We understood at the time that as this was for student accommodation only the requirement was for a parking space for each of the apartments plus a visitor space, and that residential use required two parking spaces per apartment and visitor spaces. where is the developer going to find the additional parking? The residents will be forced to park in the surrounding streets putting even more pressure on resident trying to park in the streets they live in. The universities in this city seem to be always expanding surely there are enough students looking for accommodation for this to be left as it is. We sincerely hope the permission will not be granted.

John & Roberta Fleming
3 Saxon Street
Lincoln
LN1 3HQ

My comments , submitted as a Ward Councillor, are as follows

The current permission has a limited amount of car parking space which at least in part was due to students being regarded as less likely to have cars. The lifting of the student-only condition again raises the issue of the number of car parking spaces on this site and this needs to be reviewed. The streets immediately around this site already have serious parking problems and any increase in street parking will only make this worse.

The proposal is to repurpose the building for supported living and therefore the condition 13 should be changed to use as student or supported living only rather than leave the situation so that there is no restriction on occupation of the building.

Cllr Donald Nannestad

Comments for Planning Application 2019/0062/CXN

Application Summary

Application Number: 2019/0062/CXN
Address: Lord Tennyson House 72 Rasen Lane Lincoln Lincolnshire
Proposal: Removal of Condition 13 (occupied by students only) of planning permission 2015/0530/F.

Case Officer: Lana Meddings

Customer Details

Name: Mr Jonathan Stockdale
Address: 80 Rasen Lane Lincoln

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam

RE: Planning Variation 2015/0530/F 72 Rasen Lane Lincoln - Removal of condition 13.

I wish to make you aware of concerns that I have relating to the removal of condition 13 on the above address. As a close neighbour to this property I have concerns that this change will affect ourselves and other residents in the Rasen Lane area detrimentally.

My objections are as follows:

1 At the outset of the development of 72 Rasen Lane I made representation to you concerning the inadequate parking arrangements if the development was to be divided into flats for domestic use. This has not changed.

The development as student accommodation put in place some control over the parking arrangements for the flats. Indeed this was a key factor in the development and was cited within the justification for the original planning permission. (The argument being put forward that students were dissuaded from bringing cars by the university and that the university would manage the car parking arrangements). This has worked well to date.

It is anticipated that if the condition 13 is lifted then the apartments could have a minimum of two occupants, both with cars and insufficient available parking spaces for those living in the flats. (Currently 13 spaces are available for 12 flats. The demand could foreseeably increase to 24 vehicles plus visitors). Obviously some car parking would then be dispersed onto the already saturated residential streets that local residents already struggle to park legitimately upon. In an evening cars are regularly parked on double yellow lines and bar marked spaces as well as on footways and verges in the surrounding streets making it difficult for legitimate users to access their garages and homes.

2 Further development

It is not inconceivable, as I suggested earlier that these apartments may not be just two person occupied. If, in future, the internal arrangements are re-configured, it is possible that the number of flats or rooms available within the flats for occupation could be increased, further exacerbating the parking issues in the area.

Planning Policy 8b (2) indicates that developers should make provision on site for parking and appendix B(ii) indicates that there should be one space per dwelling for those under 112m² and two per dwelling where it exceeds that figure, plus one additional parking space per dwelling for visitors in either case. Clearly there are insufficient spaces allocated for the size of the development and there should be no relaxation of this requirement for this development for the reasons highlighted above. The new Central Lincolnshire Local Plan indicates in LP13 (q) 'The number and nature of spaces provided, location and access should have regard to surrounding conditions and cumulative impact'. At present I do not think this development is considering those likely to be affected by the change.

3 Demand for student accommodation

I was somewhat surprised that the applicant feels that there is insufficient market for student accommodation in the area especially considering the representations made in 2015. While there is development of student accommodation in the lower part of the city, accommodation nearer to the Bishop Grosseteste University in the locality is needed to prevent unnecessary car journeys. This Rasen Lane student accommodation may be needed as the cost of car ownership increases and students wish to base themselves closer to their place of study.

As numbers of students are anticipated to grow in future years as part of the university growth, such accommodation is still likely to be needed.

It seems that this requirement to change the conditions may be a knee jerk reaction and the market for these student apartments should be considered over a longer period. Part occupancy must have been anticipated by the developer at the outset?

One could consider that this is a development by 'stealth'. The planning process should be robust enough to prevent developments being constructed then changed afterwards through tinkering with conditions to get what was originally wanted by the developer at the outset.

Yours Faithfully

Jonathan Stockdale

Page 1.

72, Raseen Lane -
Application: Removal of Condition 13
(occupied by students only) of planning
permission 2015/0530/F

1, Harrison Place,
Lincoln

LNI 349

24.2.19

To whom it may concern,

I am writing to express my concern over this proposed change. The original plans were passed in 2015 after three attempts and most concerns expressed at that time were about parking. The independent 'assessors' even remarked that there was a huge parking problem in the area. However, the development was eventually passed because the 13 parking spaces for the 24 residents were deemed adequate for student occupation only.

I have enclosed the relevant part of the summing up:-

Parking

The NPPF is clear in stating that developments should be located 'where the need to travel will be minimised and the use of sustainable transport methods can be maximised' (NPPF Chapter 4). The site is sustainably located in proximity to the goods and services of the City Centre, Burton Road and Newport. On the previously presented scheme, in the same location, the Highway Authority considered the development to be in a sustainable location with good pedestrian links to local facilities, services and bus routes.

As acknowledged by the Planning Inspector the site is located in a densely developed residential area, typically characterised by relatively small, terraced housing fronting onto the street with very limited off-street parking provision. It is not disputed that pressure for on-street parking spaces is an issue in the locality. There are some on-street parking restrictions in place in the surrounding area but similarly there are still areas which are unrestricted.

The parking standards set out in Annex B (ii) to policy 34 of the City of Lincoln Local Plan set out the requirements for parking provision for a number of different uses. Whilst it is recognised that these parking standards are out of date the planning inspector used them in coming to his decision on the scheme. As such it seems reasonable for the applicant to apply the same standards to this scheme. In fact the inspector specifically states that student accommodation would require different parking requirements "My attention was drawn to Crosslanes House near the appeal site, which, it was

suggested, has considerably less than one space per residential unit. However, Crosslanes House appears to be student accommodation, controlled by Bishop Grosseteste University, rather than an open market apartment development. As such, different parking requirements are applicable under Annex B(ii) of CLLP policy 34." As such a halls of residence would be required to provide one space per 2-6 students + one space per two non-resident members of staff normally present. This is between 4 and 12 spaces with no need for staff parking, as no staff would be on site.

Therefore the proposed 13 spaces would be adequate for the proposed student accommodation development. Two of the spaces would be dedicated disabled spaces. The level of provision would be comparable with other developments in nearby locations at Crosstrend House and the newer development, yet to be occupied on Nettleham Road.



Given that the acceptability of the number of parking spaces is reliant on the use of the building being for student accommodation it is considered reasonable to restrict the use of the building to ensure that the building does not change to a standard C3 residential use as it has already been established that this would be an unacceptable use and could lead to an unreasonable increase in the amount of on street parking.



I believe the number of parking spaces would not be sufficient for non-student occupancy. The spaces are often quite full even now. In theory, there are 24 beds and therefore there could be 24 car owners! One of our local councillors, Ms. Lorraine Woolley, listed parking issues as one of her priorities when she recently sought re-election, so I am sure she would also be concerned that any local development would further exacerbate the huge problem we have.

Yours faithfully,

81 RASEN LANE
LINCOLN
LN1-3HA
TEL 01522 538501

CITY OF LINCOLN COUNCIL
CITY HALL
BEAUMONT FEE
LINCOLN
LN1-1DF

DEAR SIR / MADAM

APPLICATION REF 2019/0062/CXM
LORD TENNYSON HOUSE (72 RASEN LN)

I would like to raise the following issues relating to this application.

- 1) PARKING, I understand if condition 13 is removed any future occupation is unrestricted, the possible number of people will lead to many more cars. The facilities only exist for 12 on site cars, the prospective increase in cars would lead to even more of a parking problem locally.
- 2) Future Occupation, The current layout of the dwelling if not modified is suited to singles in each room with a common kitchen's.

We have in our area two facilities for offenders plus the YMCA, problems are rare but an influx of many more may tip the balance.

For the above reasons we would like to object to the application.

Yours Faithfully

Please ask for: Celia McCauley
Tel: Home [REDACTED]
E-Mail address: [REDACTED]
Mobile: [REDACTED]
My Ref: Lord Tennyson, 72 Rasen Lane, Lincoln
Your Ref: 2015/0530/F

Development & Environmental Services
Mr K Manning (Planning Manager)
City Hall, Beaumont Fee
Lincoln, LN1 1DF

40 Rasen Lane
Lincoln
Lincolnshire
LN1 3HF

Date: 26th March 2019

Dear Sir/Madam

CONSULTATION OF PLANNING APPLICATION NO: 2015/0530/F

LOCATION: Lord Tennyson, 72 Rasen Lane, Lincoln LN1 3HD

PROPOSAL: Variation of Condition 13 (occupied by students only) of planning permission 2015/0530/F (Revised description)

Definitely a fourth refusal for Lincoln pub site redevelopment, refusal apartments had been refused for a third time by the City Council after receiving many formal objections, absolutely fourth refusal and should only be considered regarding the number of car parking spaces before you even consider removing the student only restriction.

I walk past this site several times a day and parking is a serious issue. At the time the application was approved on the condition based on the suggestion that students are less likely to possess cars than non-students then the parking arrangements certainly need to be reconsidered before the student only restriction.

The proposal which originally detailed 54 bedrooms with nine student apartments was dismissed twice in 2013 due to the lack of car parking. The revised plans included 11 two bed and 1 one bed apartments.

Once again fourth we have to put forward our comments with the same arguments regarding the development of the Lord Tennyson, 72 Rasen Lane, Lincoln. How long do we need to continue to stress our concerns before the planning department grant permission?

Key points of objection:

- 1) DETRIMENTAL IMPACT - Upon residential amenities
- 2) PARKING - 24 apartments but leaves a shortage of 12 parking spaces
- 3) FUTURE DEVELOPMENT - Communal students area extra apartments another planning application
- 4) HIGHWAY SAFETY - inadequate parking and access
- 5) DEMAND STUDENT ACCOMMODATION - New Medical School will deliver training to around 400 undergraduate students
- 6) NON-COMPLIANCE - With other council planning policies/government planning guidance (planning policy 8b (2) appendix B(ii))

I need you to confirm where you believe these cars are going to park? Parking in this area is already greatly affected and this development is going to be catastrophic and has already destroyed the area for all residents including their health.

Another resident addressed the issue of parking in the surrounding area: "The amount of dwellings has been reduced but there still may be more cars than the 12 parking spaces provided. The parking issue has got considerably worse since the first application was proposed."

I would therefore urge the planning officers and committee to refuse this application and please look at the pictures and parking issues we already have and significant impact on Police and Ambulance Services when considering this planning application.



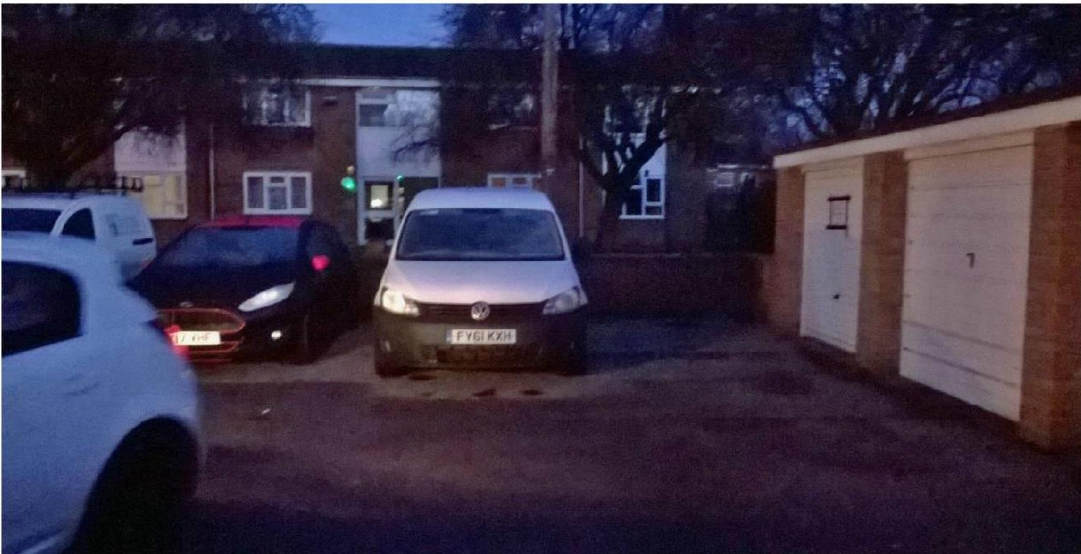
Sastangate House parking - This van (attached pictures) has been parked since Friday morning 22nd March 2019 and was still parked at Sastangate House Garages this morning blocking access to **four** garages (the owner returned Monday 25th March 2019)



Blocking Garage 21st March 2019



Blocking Garage 11th March 2019



Blocking Garages 14th January 2019



Blocking Garage 8th January 2019



Blocking Access into Garages 3rd December 2018

Every day on my way to work and return journey I have taken hundreds of photos of cars parked illegally on double yellow lines, bar marked spaces, on footways and grassed verges in the surrounding streets making it difficult for legitimate users to access their garages and homes.

Yours sincerely

A black rectangular box redacting the signature of Celia McCauley.

Celia McCauley

Application Summary

Address: Lord Tennyson House 72 Rasen Lane Lincoln
Lincolnshire

Proposal: Variation of Condition 13 (occupied by students only)
of planning permission 2015/0530/F. (Revised
description)

Case Officer: Lana Meddings

Customer Details

Name: Mr Jonathan Stockdale

Address: 80 Rasen Lane, Lincoln, Lincolnshire LN1 3HD

Comments Details

**Commenter
Type:** Neighbour

Stance: Customer objects to the Planning Application

Comments: RE: Planning Variation 2015/0530/F 72 Rasen Lane Lincoln
- Removal of condition 13.

Further to your letter of 21st March 2019 advising of the revised description in the variation of Condition 13 (occupied by students only) of planning permission 2015/0530/F, I have the following additional comments to add to my previous response of 24th February 2019, that still stands.

1 If this condition is removed, then it may easily be envisaged that if the arrangement with YMCA does not come to fruition, then the developer of 72 Rasen Lane shall easily be able to change their plans again, this time without returning to the planning authority. The condition being removed will allow them a free run at letting the flats out on independent leases, so getting what they initially wanted at the outset. This will have a wholly detrimental effect on the local residents who already suffer issues with parking/congestion as I have highlighted in my previous comments.

2 While it is possible that the residents of the YMCA accommodation currently do not have cars; that could easily change. I would expect, with the support that is anticipated for the residents, extra car parking will be required for those differing agencies that need to visit and support. Where are they all going to park?

3 I have no objection to supported living at the flats at 72 Rasen Lane, as I believe that the YMCA would wish to 'manage' the parking in a similar fashion to Bishop

Grottesse University. I would see a compromise solution here being that condition 13 remains (occupied by students) but modified to: (occupied by students or residents as part of a supported living project, through an official partner e.g. YMCA); where the partner manages parking thoughtfully.

4 It is noted in the local press this last week, that the new premium student accommodation being developed in Park Street is delayed, and students are now seeking accommodation for next university year; surely the need is there! What evidence is there of the accommodation being offered to university students being displaced from there? In summary, removal of this condition will cause residents of Rasen Lane and adjacent streets additional hardship and poorer quality of life.