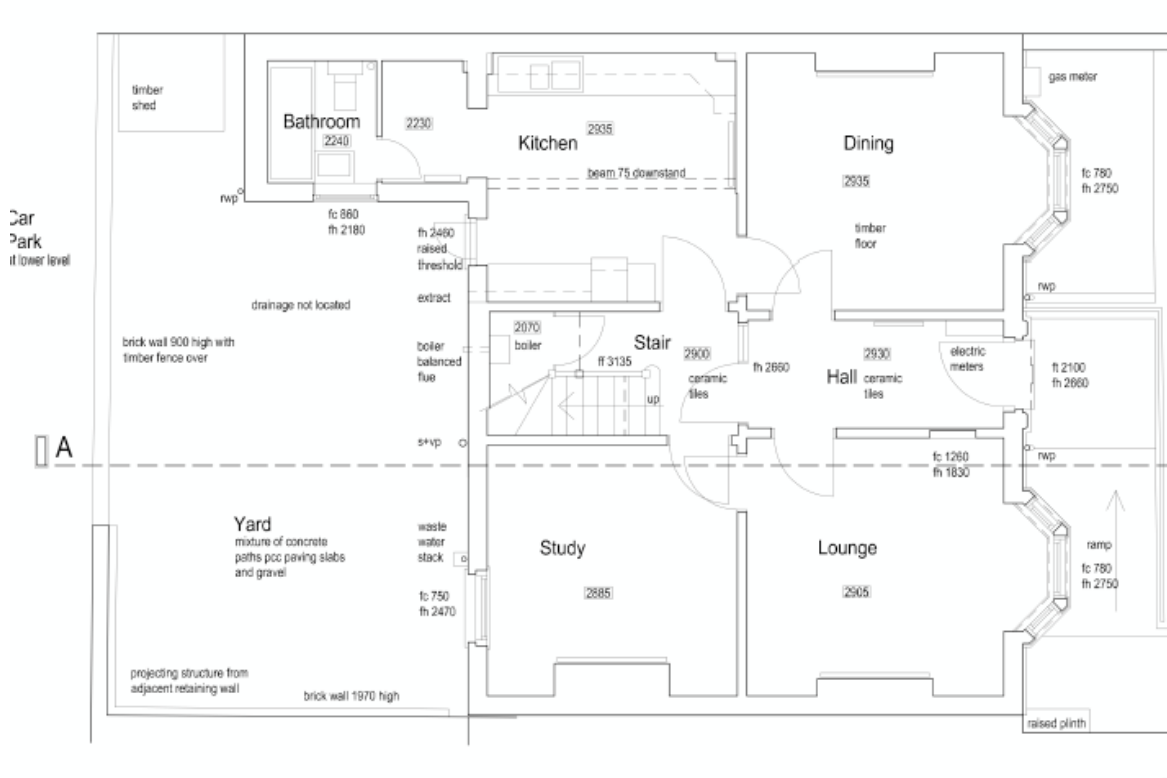


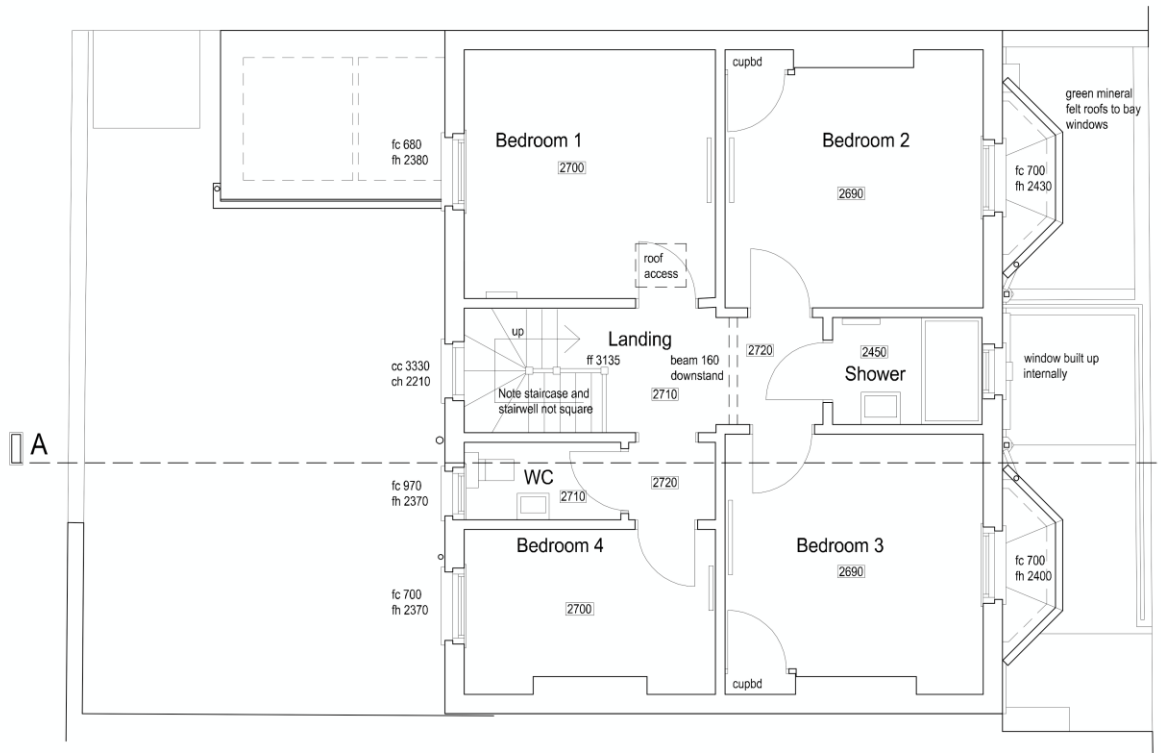
2019/0373/FUI -16 St Martins Lane



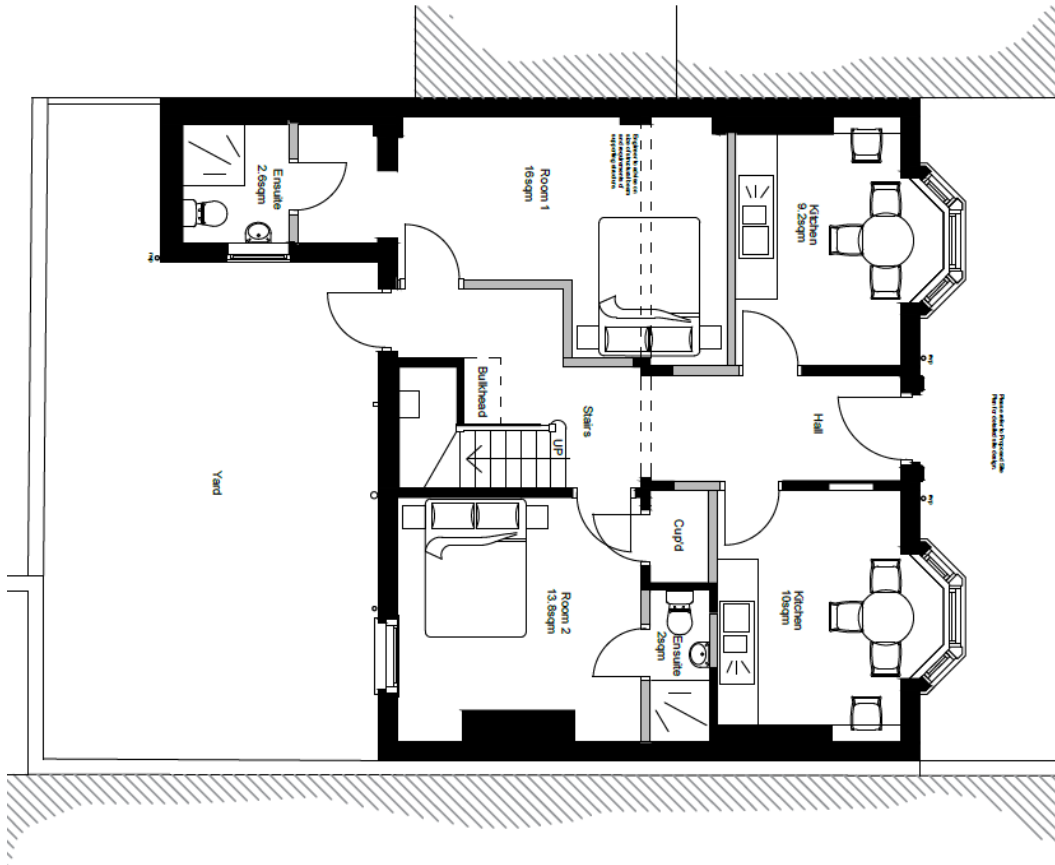
Site Location Plan



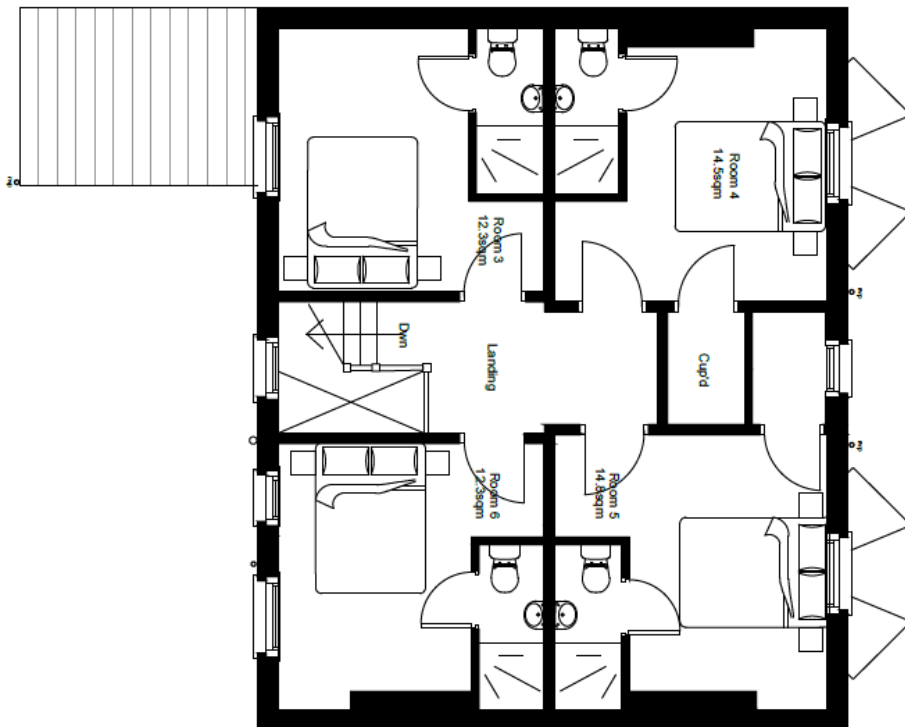
Existing Ground Floor Plan



Existing First Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan





## Comments

### **Consultee Details**

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

### **Comments**

OBJECTION The Committee feel that, firstly, this is an inappropriate usage of a building in this part of the City. It is situated on the edge of the main commercial area and is surrounded by retail and leisure businesses including evening activity. Secondly, the building is certainly not suitable for 14 persons to occupy given the size of the building and the resultant effects generated by occupation.

## **Highways & Planning**

**Comment Date: Tue 04 Jun 2019**

Does not wish to restrict the grant of permission



## LINCOLNSHIRE POLICE

POLICE HEADQUARTERS  
PO Box 999  
LINCOLN LN5 7PH  
Fax: (01522) 558128  
DDI: (01522) 558292  
email  
john.manuel@lincs.pnn.police.uk

Your Ref: App. 2019/0373/FUL

17<sup>th</sup> May 2019

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

### **Re – 16 St Martins Lane, Lincoln, Lincolnshire (HMO – Sui Generis)**

Thank you for your correspondence and opportunity to comment on the proposed development.

Lincolnshire Police has no objections to the planning application.

Historically HMOs can become vulnerable to crime and anti-social behaviour therefore it is important that the best security arrangements and provision are planned for such premises.

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 1<sup>st</sup> 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 2019* which can be located on [www.securedbydesign.com](http://www.securedbydesign.com) New Homes 2019.

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 (DOCO)

5th June 2019

Mr Kieron Manning,  
Planning Department,  
City of Lincoln Council,  
City Hall,  
LINCOLN LN1 1LA

Re: Proposed development at 16, St. Martin's Lane, Lincoln LN2 1HY

Dear Mr Manning,

As one of the city councillors for Carholme ward, I am formally putting on record my concerns regarding the change of use of 16, St. Martin's Lane to a Sui Generis House of Multiple Occupation for up to 14 people.

Whilst Carholme has been a mixed community for a long while, great efforts have been made in recent years, to ensure that there is a proper balance of families and more transient residents in houses of multiple occupation. These efforts have included the introduction of Article 4. I was therefore disappointed to learn of the applicant's desire to turn this Victorian property into a house of multiple occupation for up to 14 people. Below I outline my concerns.

Firstly, having looked at the application I do not feel that the house is substantial enough to house 14 residents. The property would be severely compromised by attempting to divide it up in a way that would house so many individuals plus it would have a negative impact on the local area, which includes a popular shopping thoroughfare.

More importantly however, I feel that given that there would be potentially 14 people living in the property there would almost certainly be a number of car-owning occupants: it is highly unlikely that no one in the house would be owning a car and quite likely that many of the occupants would do so. As you know, the options for parking in this part of Carholme ward are extremely limited and would therefore mean that the occupants would be looking to park in other parts of the ward, putting a strain on the parking for other Carholme residents.

This property is not suitable for a house of multiple occupation for up to 14 people and we should not be encouraging this kind of thoughtless development. I therefore hope that the planning committee will consider this letter and turn down the application.

Yours sincerely,

Cllr Lucinda Preston, Carholme ward

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**Mrs Sue Storey 5 Michaelgate Lincoln Lincolnshire (Objects)**

Comment submitted date: Fri 14 Jun 2019

I think this property is unsuitable for residential multiple occupancy.  
The square is occupied on a daily basis by unfortunate homeless people in tents and on benches.  
They need accomodation but this building is not appropriate.  
This is not a case of not NIMBY since I live some distance away.

---

**Mrs Renate Birch 34 And A Half Hungate Lincoln Lincolnshire LN1 1ET (Objects)**

Comment submitted date: Wed 12 Jun 2019

My comments relating to this application are as follows:

Concerns with regard to the significant refuse which would be created by 14 occupants and how it would be dealt with.

No sizeable outside space with the property for personal use by any of the occupants.

Any extra vehicles relating to the occupants will create parking issues.

Living nearby I see visitors to Lincoln regularly walk through the square in order to use the local businesses which should be encouraged unfortunately the above concerns may turn the square in to a very dismal space only to be avoided and that would be a great shame.

---

**Ms Kate O'Meara 23 Cherry Tree Lane Nettleham Lincoln LN2 2PR (Objects)**

Comment submitted date: Thu 06 Jun 2019

I completely understand the plight of the homeless, but this proposed change of use to HMO should definitely not be approved. Lincoln is working hard to improve its image and St Martins Lane is an attractive road with lots of people using it to access the High Street and uphill Lincoln. I am owner of a business on St Martins Lane, and we constantly have issues with numerous HMO, camping out on the green space, we call the cemetery, opposite the proposed property change of use. This is starting to make this a no go area for people that would like to use the space. I have spoken to people who say that they are starting to avoid using St Martins Lane as they feel threatened, particularly later at night. This situation escalated as soon as the CCTV camera was removed from the building overlooking the square. Giving the go-ahead to use the property for the occupation of 14 individuals will make this situation worse. Currently, who ever owns the property has allowed it to become very shabby and downtrodden, and the situation is only likely to become worse, with excess rubbish and bins. It has a tiny outside space that is not useable for 14 people. I also note from the submitted plans that most of the rooms are occupied by double-beds - is this the norm for housing HMO? I urge the planning department not to allow this proposal to go ahead, and indeed possibly enforce a clean up operation on the property as it currently stands as it is a disgrace to the area.

---

**Mrs Jane Goulden 12 Michaelgate Lincoln Lincolnshire LN1 3BT (Objects)**

Comment submitted date: Thu 06 Jun 2019

I wish to comment on this application as a member of the public although I also live fairly close to the property in question. Lincoln has changed greatly over the last few years to become a more attractive city and a more caring city. I feel this application does not support either of those objectives.

There are a large number of HMOs in the city and it has been recognised that these tend to reduce community identity and cohesion, lessen community facilities and a lack of interest in the care and maintenance of the buildings often leads to an area being less attractive visually to the other residents and visitors. Therefore, I feel further increasing their numbers is a detrimental step.

I am also very concerned about the suitability of the property for the suggested maximum 14 occupants. While I can see from the plans that bedroom sizes show they slightly exceed the prescribed minimum size for HMO occupation, I question whether the shower rooms are (or are allowed to be) included in that measurement. Moreover, I understand the kitchen/dining room provision (19.4 square metres) for residents who will be making their own meals is only considered to be adequate for about 6 people.

16 St Martin's Lane has no off road parking and so longstanding residents in that area will find it even more difficult to park their vehicles if any residents also have cars. There are already new apartments on Hungate which I believe will also put strain on this provision when they are eventually occupied.

I cannot see that there is any plan to store waste bins at the property so that they are hidden from view and/or protected from passers-by knocking them over or emptying them for fun.

Finally, our small open green spaces in the city are very important to residents and visitors alike. Several agencies are working hard to make St Martin's Square a pleasant place to sit or to walk through and several businesses in the square are working to create an interesting diversion from the High Street.

I hope you will take my points into consideration when making your decision on this planning application.

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**Mr Stephen Layton 20 St Cuthberts Court Michaelgate Lincoln Lincolnshire LN1 3ER (Objects)**

Comment submitted date: Wed 05 Jun 2019

As well as concerns about the issues raised by the police and likely impact on the green space opposite it, this development would increase the number of people living in the "square" disproportionately to its size with obvious implications not least increased traffic and parked cars.

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**Mr Nicholas Hilleard 6 St Cuthberts Court Michaelgate Lincoln Lincolnshire LN1 3ER (Objects)**

Comment submitted date: Wed 05 Jun 2019

I live not 100 yards from this property.

Having looked at all the plans it concerns me that although the police comments were of no objection they clearly know historically that this will be vulnerable in crime and antisocial behaviour. Also the extra and quite high level security that they have given in some detail they clearly expect an increase of crime.

I feel that the impact of potentially 14 cars on an already crowded and seriously lacking parking area will potentially impact all residents.

The little green area off St Martins Square could possibly become their garden area in hot weather given the lack of social space.

The additional 14 self contained rooms is likely impact and a strain on the utility infrastructure i.e sewage, waste and services also creating an eyesore.

---

**Mrs Rochelle Porter 4 St Cuthberts Court Michaelgate Lincoln Lincolnshire LN1 3ER (Objects)**

Comment submitted date: Wed 05 Jun 2019

This building is roughly 100 meters from my address.

I have three concerns:

Parking - up to 14 additional residents in the area would put pressure on the already limited supply of parking in the area.

Refuse - a property of this nature would create a significant amount of refuse and recycling - is there appropriate provision for this so be stored and will it impact on the street?

The police comments on crime and ASB suggest a high expectation of increases in these behaviours if the change in use is agreed.

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**Mr Martin Parker 10 St Cuthberts Court Michaelgate Lincoln Lincolnshire LN1 3ER (Objects)**

Comment submitted date: Wed 05 Jun 2019

Although not an immediate neighbour, this building is roughly 100 meters from the development on which I live.

I have various concerns about this proposed planning change, not least the impact on the amenity of the local area of up to 14 new residents but also the lack of parking facilities.

The current arrangement for refuse seems to be that three grey bins are stored in front of the premises. On the basis that this is currently for the existing resident/s and that, if they recycle, there must be a brown bin/bins, the continued storage of what must surely be many more bins to cope with fourteen people in this area would create an eyesore.

Parking is already at a premium in the area, any increase in the number of residents with vehicles would put enormous pressure on the already short supply of parking places.

Also, I note that the police, in their comments, state "Historically HMOs can become vulnerable to crime and anti social behaviour...", they go on to be quite detailed about the high level of security measures that ought to be implemented should this change go ahead. It seems to me that they clearly expect there could be a risk of increased crime.

Also, given the lack of social space as shown in the plans, I am concerned that the green space of St Martins Sq. opposite could, in fine weather, become the de facto garden for this building.

**From:** Lucie Nock [REDACTED]  
**Sent:** 05 June 2019 11:52  
**To:** Technical Team (City of Lincoln Council)  
**Subject:** Objection to Planning Permission 20190373/FUL

Hello,

I would like to issue an objection to the notice of application for planning permission at 16 St Martins Lane, Lincoln LN2 1HY. Application reference number: 20190373/FUL

We are a business located further down the street from this site, we currently have a large number of issues with individuals both on St Martins Lane and on the cemetery located next to us. This change of use will not only increase the volume of individuals in this area, it will also further impact on our business and level of trade.

Only last week we had two people camping in tents on the cemetery, an individual shooting up in the middle of the day on the cemetery, various individuals urinating etc...on the cemetery and in front of our shop next to the car park, people shouting and hoarding in groups outside our shop and on the cemetery and large volumes of drunk or drinking groups of people.

We really enjoy being located on St Martins Lane but we seriously fear what sort of implications a property of this nature will have to this area. The St Martins Lane cemetery could and should be a serene and attractive part of Lincolns town centre, it could be nurtured into a really interesting place for locals and visitors. Instead it is abused, has constant litter and drug remnants left around and is unfortunately often very unpleasant!

if there is another formal/official channel I need to complete to take this further then please advise how I do this?

Kind regards,  
Lucie