

Application Number:	2019/0842/RM
Site Address:	Land At Poplar Avenue/Beevor Street, Lincoln.
Target Date:	17th January 2020
Agent Name:	Core Architects
Applicant Name:	Mr Tom Blount
Proposal:	Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of two and three storey buildings to accommodate a mix of office, laboratory and higher end workshops as part of phase 2 of Lincoln Science and Innovation Park, as require by outline planning permission 2017/0586/OUT

Background - Site Location and Description

Outline planning permission was granted conditionally in 2017 (2017/0586/OUT) for the principle of development to erect two and three storey buildings to accommodate a mix of office, laboratory and higher end workshops as part of Phase 2 of Lincoln Science and Innovation Park. All matters were reserved.

An application of reserved matters is now submitted for a 3 storey building to accommodate offices located to the west of Poplar Avenue and north of Beevor Street adjacent to the existing Science and Innovation Park buildings. The building would provide accommodation for new start-up businesses as well as "grow on space" for companies expanding and moving from the Boole Technology Centre.

The Lincoln Science and Innovation Park was founded in 2012 as a joint venture between the University of Lincoln and the Lincolnshire Co-op. It is allocated as a strategic employment site within the Central Lincolnshire Local Plan. The presumption will be for the Strategic Employment Sites to meet the needs for large scale investment that requires significant land take. Small scale and/or piecemeal development that prevents the delivery of large scale investment will be refused.

The application site is located to the west of Poplar Avenue and to the north of Beevor Street. To the east of the site is the Boole Technology Centre and the Charlotte Scott building to the north.

Site History

Reference:	Description	Status	Decision Date:
2017/0586/OUT	Erection of two and three storey buildings to accommodate a mix of office, laboratory and higher end workshops as part of Phase 2 of Lincoln Science and Innovation Park (Outline)	Granted Conditionally	15th September 2017

Case Officer Site Visit

Undertaken on 21/11/2019.

Policies Referred to

- Policy LP1 A Presumption in Favour of Sustainable Development
- Policy LP5 Delivering Prosperity and Jobs
- Policy LP26 Design and Amenity
- Policy LP31 Lincoln's Economy

Issues

- National and Local Planning Policy
- Design
- Flood Risk and Surface Water Drainage
- Contaminated Land
- Air Quality and Sustainable Transport
- External Plant Noise
- External Lighting
- Construction/Demolition Impacts
- Highways
- Archaeology

Consultations

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

Statutory Consultation Responses

Consultee	Comment
Lincolnshire Police	Comments Received
Lincoln Civic Trust	Comments Received
Highways & Planning	Comments Received
Environment Agency	Comments Received
Anglian Water	No Response Received

Public Consultation Responses

Name	Address
Mr Simon Gillott	European Metal Recycling Limited Sirius House, Delta Crescent Warrington WA5 7NS

Consideration

Principle of Development and Site Allocation

The site is allocated as a Strategic Employment Sites, identified as E2 Lincoln Science and Innovation Park. These sites are reserved for B1, B2 and B8 Uses. The presumption will be for the Strategic Employment Sites to meet the needs for large scale investment that requires significant land take. Any non-B class uses will only be supported where the applicant can demonstrably show that it is ancillary to the effective functioning of the Strategic Employment Site.

Design of the Development

The building form and external elevations take reference from the site location and the existing adjacent buildings. The elevations are predominantly red facing brickwork with vertical recessed panels containing the glazing/windows that echo the industrial buildings and the old substation entrance at the Boole Technology Centre building. The north and south elevations to the building have aluminium cladding panel surrounds to the brick/glazing entrances. Translucent panels at the top of the cladding would further signal the entrances/access and provide signage for the building. External plant located on the roof would be screened with horizontal aluminium louvre panels.

It is considered that this is an appropriate palette of materials for this style building and also in this location. A good quality red brick will be key to achieving the high quality building desired by the applicants. This can be secured by condition. The proposal therefore accords with Policy LP26 of the local plan.

The proposed building has been designed to be built in two phases. It's the client intention to complete both phases within a relatively short time scale, however there would be a period when only the first phase of the building would be complete. During this period a "temporary" south elevation and area of open space on the site will be visible. The proposed temporary elevation of red brick with recessed panels would be an appropriate design.

The building would also be supported by a scheme of hard and soft landscaping. The soft landscaping would include areas of grass for amenity use, ornamental planting and planting to incorporate the surface water drainage scheme. The area for phase 2 of the scheme would be planted as a wildflower area prior to the phase 2 expansion.

Contaminated Land

The applicants have submitted a site investigation report as part of a separate Reserved Details application in relation to this site. This details have been considered by the City's Pollution Control Officer and are appropriate. An appropriate remediation scheme is still required for this particular building, these details could be secured by condition.

Highways

The car park contains 52 parking spaces which includes 4 disabled user spaces and 6 dedicated electric charging spaces. Vehicular access to the building would be taken from Beevor Street. Pedestrian access would be taken from Poplar Avenue, being a

continuation of the pedestrian path from the Boole Technology Centre.

The Civic Trust have raised concerns about the access to the site from Tritton Road and the reliance on private transport to gain access to the site.

The Highways Authority have raised no objections to the proposed scheme but have requested a number of conditions should permission be granted.

Flood Risk and Surface Water Drainage

A scheme for surface water drainage has been submitted as part of a Reserved Details application, which has been approved by the Environment Agency. Flood Risk would be managed by ensuring finished floor levels of the new development are set no lower than 5.80m ODN as per the perimeters set out in the outline application. This is indicated on the plans submitted with the application. Therefore there are no technical concerns with regards the management of flood risk.

Environmental Impacts

Air Quality and Sustainable Transport

The scheme allows for 6 electric vehicle charging points which would be a positive addition to the scheme.

Noise

It is noted that a noise impact assessment has been submitted which concludes that provided the building is fitted with standard thermal glazing and mechanical ventilation, the internal noise levels would meet those considered acceptable within the relevant British Standard.

It is also noted that a nearby site operator has submitted their own noise assessment, which, in part, highlights some concerns about the robustness of the applicant's noise report.

The City's Pollution Control Officer has reviewed both documents and whilst it is acknowledged that some of the concerns raised may have some validity (e.g. whether the noise monitoring undertaken on behalf of the applicant was of long enough duration to be representative of the existing noise climate), it is not considered that the conclusions of the applicant's noise report are incorrect. Having read the nearby operator's noise report, there does not appear to be sufficient contradictory evidence to show that the proposed mitigation measures wouldn't be capable of achieving adequate sound levels for the intended use.

Therefore the submitted noise assessment and highlighted mitigation measures are sufficient for the proposed use of the building. This accords with local plan policy LP26 which requires for development adjacent to, or in the vicinity of, existing 'bad neighbour' uses to demonstrate that both the ongoing use of the neighbouring site is not compromised, and that the amenity of occupiers of the new development will be satisfactory with the ongoing normal use of the neighbouring site. It is considered that this has been adequately addressed.

Archaeology

The City Archaeologist has reviewed the information supplied by the applicant, in particular the Archaeological Borehole Assessment prepared by Delta Simons (Project No. 16-1048.04). They concur with the authors of the report that the borehole survey indicates that there will be no impact on archaeological remains as a result of the proposed development and that no further archaeological work on this plot is required.

It should be noted that as further parts of the Outline permission are developed it will be necessary to undertake more boreholes to inform those phases.

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

Pre application advice sought.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed development would be in accordance with the perimeters set out in the Outline planning application and would be in accordance with the local plan allocation. The proposed building would be of an appropriate design and would be a beneficial addition to the next phase of the LSIP development.

Application Determined within Target Date

Yes.

Recommendation

That the application is Granted Conditionally.

Conditions

- Development to commence within 3 years
- Development to be in accordance with the plans
- Materials
- Remediation scheme