

**Present:** Councillor Naomi Twedde (*in the Chair*),  
Councillor Bob Bushell, Councillor Bill Bilton, Councillor Alan Briggs, Councillor Kathleen Brothwell, Councillor Gary Hewson, Councillor Ronald Hills, Councillor Rebecca Longbottom, Councillor Hilton Spratt, Councillor Jackie Kirk and Councillor Pat Vaughan

**Apologies for Absence:** Councillor Biff Bean, Councillor Chris Burke and Councillor Edmund Strengiel

**46. Confirmation of Minutes - 6 November 2019**

RESOLVED that the minutes of the meeting held on 6 November 2019 be confirmed.

**47. Declarations of Interest**

Councillor Pat Vaughan declared a Disclosable Pecuniary Interest with regard to the agenda item titled 'Application for Development: Land at Poplar Avenue/Beevor Street, Lincoln'.

Reason: He sat as Vice Chair on the Internal Drainage Board. He left the room during the consideration of this item and took no part in the vote on the matter to be determined.

**48. Work to Trees in City Council Ownership**

The Arboricultural Officer:

- a. advised members of the reasons for proposed works to trees in the City Council's ownership and sought consent to progress the works identified, as detailed at Appendix A of his report
- b. highlighted that the list did not represent all the work undertaken to Council trees, it represented all the instances where a tree was either identified for removal, or where a tree enjoyed some element of protection under planning legislation, and thus formal consent was required
- c. explained that Ward Councillors had been notified of the proposed works.

Members queried whether the saturated land in Boultham Park due to recent heavy rain had a negative impact on the health of the trees.

The Arboricultural Officer advised that trees could cope being submerged in water for several weeks. They would become stressed but tended to build up a resilience and would hopefully adapt.

RESOLVED that tree works set out in the schedules appended to the report be approved.

**49. Application for Development: Land At Poplar Avenue/Beevor Street, Lincoln**

*(Councillor Vaughan declared a Disclosable Pecuniary Interest in the matter to be discussed. He left the room during the consideration of this item and took no part in the vote on the matter to be determined).*

The Planning Manager:

- a) advised that 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 (LSIP), with all matters reserved
- b) advised that the reserved matters application before Planning Committee tonight proposed 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, to provide accommodation for new start-up businesses as well as "grow on space" for companies expanding and moving from the Boole Technology Centre
- c) reported further on the location of the application site with the Boole Technology Centre to the east of the site and the Charlotte Scott building to the north
- d) highlighted that Lincoln Science and Innovation Park was founded in 2012 as a joint venture between the University of Lincoln and the Lincolnshire Co-op, allocated as a strategic employment site within the Central Lincolnshire Local Plan; the presumption would be for the Strategic Employment Sites to meet the needs for large scale investment that required significant land take, small scale and/or piecemeal development that prevented the delivery of large scale investment would be refused
- e) outlined the history relevant to the application site as detailed within the officer's report
- f) requested that a further additional condition be imposed on the grant of planning permission requiring a detailed landscaping scheme to be implemented on site
- g) provided details of the policies pertaining to the application as follows:
  - 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
- h) outlined the responses made to the consultation exercise
- i) advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
  - 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

j) concluded that:

- 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.

Members discussed the content of the officer's report in further detail, raising the following main points:

- It was hoped that further measures would have been included within the proposed scheme to reduce the impact of the building on carbon footprint in line with concerns regarding climate change.
- It would be credible for City of Lincoln Council's own planning applications to include environmentally friendly measures to support reduction in carbon footprint.
- The comments made by Lincoln Civic Trust regarding issues of traffic congestion/access to the site in the area and reliance on private transport were noted. It was hoped that the Lincoln Transport Plan for the city would come forward soon.
- The proposed development was unlikely to win any architectural awards, however, the building was fit for purpose.
- Why wasn't the Drainage Board consulted on this planning application?

The Planning Manager offered the following points of clarification:

- In terms of climate change/sustainability measures, the planning application did incorporate environmentally friendly elements such as living walls, landscaping and an additional tree planting scheme. Building Control measures incorporated a 'fabric first' approach to conserving energy. Planning officers would ask the applicant to do as much as it could to support environmental sustainability.
- In terms of public transport implications, the Transport Strategy from the Highways Authority was awaited. There would always be a requirement for an element of car parking in these types of development due to the use of the building. Walking and cycling links were better here than in some locations.
- The Internal Drainage Board had been consulted on the scheme before us. Only respondents having submitted comments were summarised within the report to keep it manageable in terms of length. A process was agreed with Lincolnshire County Council as lead Flood Authority to pull together comments from each Drainage Board and issue a single response to planning applications. Comments were often received from individual Internal Drainage Board's and these were also taken into account. The Environment Agency was satisfied due to flood risk measures to be employed incorporating use of a drainage channel that

there were no technical concerns with regard to the management of flood risk.

Members questioned why there was no reference to the living wall element of the planning application within the report.

The Planning Manager confirmed that there was an issue with the wording on the applicant's plans being too small to read, although the living wall was listed. The green wall had value in promoting cleaner air quality in terms of environment and biodiversity. There would also be a wildlife meadow and grassed area incorporated into the second phase of the scheme.

RESOLVED that planning permission be granted subject to the following conditions:

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

**50. Application for Development: 311 Burton Road, Lincoln**

*(Councillor Vaughan re-joined his seat for the remainder of the meeting).*

The Planning Manager:

- a) advised that planning permission was sought for a single storey timber clad rear extension, rear dormer window and three roof lights to the front elevation of 311 Burton Road, a two storey, detached property located on the north side of Burton Road, set within extensive front and rear gardens with residential properties on either side
- b) reported that this application was brought before Planning Committee, the applicant being related to an employee of the City Council
- c) outlined the site history relevant to the application site as detailed within the officer's report
- d) provided details of the policies pertaining to the application, as follows:
  - National Planning Policy Framework
  - Central Lincolnshire Local Plan – Policy LP26
- e) outlined the responses made to the consultation exercise
- f) advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
  - Visual Amenity and Design
  - Impact on Neighbours
  - Technical Matters
- g) concluded that:

- The extensions were of an appropriate design and would be in keeping with the scale of the host property and the adjacent neighbours.
- There would be no impact on the amenity of the adjacent neighbours and as such it was considered that the proposed development would be in accordance with local plan policy LP26.

RESOLVED that authority be delegated to the Planning Services Manager to grant planning permission subject to no further comments being received within the consultation period, and also subject to the following conditions:

- Development to be carried out in accordance with the plans
- Development to commence within 3 years

#### **51. Exclusion of Press and Public**

RESOLVED that the press and public be excluded from the meeting during consideration of the following item(s) of business because it was likely that if members of the public were present there would be a disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A to the Local Government Act 1972.

#### **52. Section 215 Town and Country Planning Act 1990**

The Heritage and Planning Enforcement Team Leader:

- a. presented a report to bring to Committee's attention a breach of planning regulations and to recommend a course of action for dealing with the breach
- b. gave further details within the report covering the background and options available
- c. recommended a suggested course of action as detailed within the report.

Members discussed the content of the report in further detail, asked questions and received relevant responses from officers thereon.

RESOLVED that the course of action recommended at paragraph 7.1 of the report be approved.