

Present: Councillor Naomi Twedde (*in the Chair*),
Councillor Bob Bushell, Councillor Biff Bean, Councillor
Bill Bilton, Councillor Alan Briggs, Councillor Chris Burke,
Councillor Gary Hewson, Councillor Ronald Hills,
Councillor Rebecca Longbottom and Councillor
Edmund Strengiel

Apologies for Absence: Councillor Kathleen Brothwell and Councillor Bill Mara

63. Confirmation of Minutes - 26 February 2020

RESOLVED that the minutes of the meeting held on 26 February 2020 be confirmed.

64. Declarations of Members' Interests

Councillor Rebecca Longbottom declared a Personal and Prejudicial Interest with regard to the agenda item titled 'Application for Development: 7 James Street, Lincoln'. She was known to two of the authors of an objector's response to the application and therefore left the meeting during discussion on this item and took no part in the vote on the matter to be determined.

Councillor Rebecca Longbottom declared a Personal and Prejudicial Interest with regard to the agenda item titled 'Application for Development: 311 Burton Road, Lincoln'. She was known to one of the agents associated with the application and therefore left the meeting during the discussion on this item and took no part in the vote on the matter to be determined.

65. 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.

A question was raised in respect of those retrospective cases set out in the report as to the length of time that had been taken to address them. It was reported that these were dealt with as a matter of urgency due to trees being unsafe as a result of the high winds associated with Storm Ciara.

Discussion ensued on the felling of trees at Boutham Park. It was noted that a number of these trees included a large birch tree which, although appearing healthy, were actually in danger of collapsing. It had therefore been necessary to remove them. A significant amount of work, which also included the removal of

trees at the park, was associated with the Boultham Park's heritage lottery fund regeneration scheme.

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

66. Application for Development: House of Fraser, 226-231 High Street, Lincoln

The Planning Manager:

- a. reported that planning permission was sought for demolition of existing buildings, erection of a building consisting of a hotel with ancillary restaurant and bar (Use Class C1), flexible retail (Use Class A1/A2/A3/A4/A5)/leisure uses (Use Class D2), landscaping and associated works
- b. described the application site located on a prominent corner on the west side of High Street, bounded by St Peter's Passage to the north, Mint Lane to the West and Mint Street to the south and occupied by a number of buildings, the main building being House of Fraser, a department store fronting High Street and Mint Street with a series of other buildings fronting Mint Street, lined towards Mint Lane
- c. advised that the principal building fronting High Street consisted of a four storey department store which was re-clad during the 1960s, elsewhere on the site there were smaller scale three/two storey buildings fronting Mint Street positioned at the back edge of the footpath, these buildings had been amalgamated into the department store albeit some used for storage or back of house facilities and a cafe in association with the main use
- d. referred to a yard to the rear of the block, accessed from Mint Lane used for car parking and deliveries
- e. reported that none of the buildings on the site were listed although the site was located within the Cathedral and City Centre Conservation Area No. 1
- f. described the location of Nat West Bank (Grade II Listed) and the Stonebow, a Scheduled Ancient Monument and Grade I Listed Building adjacent to the site, on the south side of Mint Street
- g. highlighted details of the current ownership of the site outlined within the content of the officers report with the current tenant House of Fraser *on a short-term lease (3 monthly); they will not commit to their long-term future at this location.*"
- h. reported that the applicant had stated throughout pre-application discussions that securing a scheme for re-development of the site was a defensive position in order to secure a sustainable use and its long term future
- i. highlighted that the current scheme, if granted, would safeguard against a highly prominent site within the City of Lincoln's High Street becoming vacant; whilst the operator of the hotel had not yet been confirmed, the applicant had confirmed that there had been significant market interest for a hotel use on the site and on submission of the application were in

“advanced negotiations with an international brand hotel operator, who proposed to deliver a 4 lifestyle hotel.”*

- j. Referred to relevant site history as detailed within the officers report
- k. provided details of the policies pertaining to the application, as follows:
 - Policy LP2 The Spatial Strategy and Settlement Hierarchy
 - Policy LP6 Retail and Town Centres in Central Lincolnshire
 - Policy LP7 A Sustainable Visitor Economy
 - Policy LP13 Accessibility and Transport
 - Policy LP25 The Historic Environment
 - Policy LP26 Design and Amenity
 - Policy LP29 Protecting Lincoln's Setting and Character
 - Policy LP31 Lincoln's Economy
 - Policy LP33 Lincoln's City Centre Primary Shopping Area and Central Mixed Use Area
 - National Planning Policy Framework
- l. 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- The principle of the proposed mixed use development
 - Assessment of harm to the character and appearance of the conservation area
 - Archaeology
 - Highway Safety
 - Impact on Adjacent Businesses
 - Contamination
 - Flood Risk and Surface Water Disposal
 - Crime and Anti-Social Behaviour
 - Ecology
- m. outlined the responses made to the consultation exercise
- n. concluded that:
 - The proposals represented an opportunity to address an identified need for a Lifestyle hotel and mixed-use scheme of the highest quality at a prominent location in the heart of the city centre and conservation area, whilst securing a long term future for this prominent site and impacting positively on the City Centre economy.
 - The public realm would be improved with the creation of a landscaped area and enhanced movement through the re-opening of St Peter's Passage, linking High Street and Mint Lane and assisting the development in integrating into the wider townscape.
 - Whilst the development would impact on the historic environment, the harm was considered to be less than substantial. Officers considered that there was a clear and convincing justification for this harm which was outweighed by the significant public benefits offered by the proposed scheme.
 - On balance, therefore, it was considered, that, notwithstanding the very considerable weight that must be given to preserving the

setting of the conservation area, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and therefore meet the requirements set out in paragraph 196 of the NPPF.

Tim Waring, representing the agent, addressed Planning Committee in support of the application, covering the following main points:

- the applicant had worked closely and positively with the City Council's Planning Team as part of the pre-application process;
- in respect of heritage and archaeology issues, given the sensitivity of the site and its central location to the city centre, positive conversations had been held between the applicant and the Council's conservation and archaeology professionals to ensure that the development was acceptable from that perspective;
- Historic England had objected to the proposal, mainly in respect of the western buildings associated with Mint Lane. The applicant had provided a wide range of information to demonstrate the benefits of the proposed scheme from a heritage standpoint, in response to those objections raised, as reflected in the final scheme submitted as part of the application. Mr Waring therefore felt that the proposal had strong heritage merits with good architecture and bespoke planning conditions in respect of archaeology;
- Raddison had confirmed that it would occupy the development upon completion as the hotel operator, therefore confirming that the development was not speculative;
- the development would effectively re-open St Peter's Passage which had recently been closed by the Council due to antisocial behaviour concerns;
- the development consisted of high quality units offering a variety of amenities, such as a bar, restaurant and retail outlets, which could be used by members of the public who were not necessary patrons of the hotel on the same site;
- the proposal would generate approximately one hundred equivalent full time jobs, together with a significant number of jobs in the construction and delivery of the scheme, contributing to the sustainable economic growth of Lincoln. It therefore represented an important and significant investment in the city, bringing with it a range of economic, social and environmental solutions.

Members raised questions and comments in relation to the proposed scheme as follows:

- the current building, despite previous renovations, looked very dated, was in desperate need of improvement and actually made a negative contribution to the high street;
- the disruption that would be caused by the current building's demolition and subsequent construction of the new dwellings was concerning, despite very few objections raised by the Highways Authority even though Mint Street was a main artery into the city and Mint Street itself was a very narrow road;
- confirmation was sought that a construction management plan would be implemented;
- the proposed hotel and accompanying amenities were a very welcome addition to the city;

- it was very positive that St Peter's Passage would be able to be re-opened as a result of the development, creating a more open and accessible space that members of the public would be able to use and thereby naturally disperse antisocial behaviour that had previously occurred in the passage;
- archaeology was a key consideration given the Roman and Medieval nature of the location of the site;
- the widening of Mint Lane would help with loading to and from the site but also created a more attractive vista;
- it was pleasing that a prestigious national hotel chain had committed to operate from the site;
- confirmation was sought as to whether any conditions could be included to ensure that local labour or materials were used in the demolition and construction works.

The Planning Manager provided the following response to the questions and comments raised:

- it was inevitable that there would be some disruption caused by a demolition and construction of this scale in a city centre location such as this site. A condition requiring a construction management plan had been included which would seek to minimise disruption as much as possible through a range of controls and measures, balanced against enabling the efficient demolishing and construction being able to occur;
- St Peter's Passage would be wider, with more visibility, linking into the courtyard of the proposed development making it accessible to members of the public. The very nature of this redesigned passageway should encourage more activity in the area and naturally deter any antisocial behaviour that had previously been experienced there;
- the applicant was fully aware of the historic nature of the area, which could be covered by bespoke conditions in respect of archaeology;
- in respect of local labour and materials, this was not something that could be included in a planning condition.

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

Conditions

- Timeframe of permission - Standard
- Approved Plans –Standard
- Material samples for all external materials
- Archaeology
- Contamination
- Noise assessment with regard to external plant and machinery
- Construction Environmental Management Plan;
- Highway construction management plan
- Building Recording Survey
- Travel Plan to be in place before operation
- Stage 1 Road Safety Audit
- Highway works to be completed before occupation
- Delivery and Servicing arrangements to be implemented before use
- Kitchen extract system to be submitted
- Hard and soft landscaping details for courtyard to be approved

67. Change to Order of Business

RESOLVED that the order of business be amended to allow the following reports to be considered before the remaining agenda items:

Application for Development: 7 James Street, Lincoln
Application for Development: 311 Burton Road, Lincoln

68. Application for Development: 7 James Street, Lincoln

(Councillor Rebecca Longbottom left the meeting for the discussion of this item having declared a personal and prejudicial interest in the matter to be discussed. She too no part in the decision making process).

The Planning Manager:

- a) reported that planning permission was sought for the erection of a garden room/ studio outbuilding within the garden of 7 James Street, a former stables, the Coach House was converted to a residential dwelling in 1991
- b) described the property as grade II listed located within the Cathedral and City Centre Conservation Area No.1, the site also a Scheduled Ancient Monument being part of the Lincoln Roman Colonia (Lindum) with Schedule Monument Consent for the proposed works approved by the Secretary of State on 7th April 2020
- c) reported that Planning Permission and Listed Building Consent were approved November 2018 for the erection of a single storey extension to the Coach House to provide an en suite bedroom to the ground floor (2018/1177/HOU and 2018/1178/LBC), now constructed on site.
- d) clarified that a separate application for Listed Building Consent was not required for this freestanding outbuilding within the curtilage., however, the effect of the proposed structure on the setting of 7 James Street a grade II listed building, was being considered under this application
- e) stated that the proposal had been the subject of some pre application discussion, with the proposal revised to a smaller outbuilding and the omission of the originally proposed external decked area
- f) provided details of the policies pertaining to the application, as follows:
 - Policy LP25 The Historic Environment
 - Policy LP26 Design and Amenity
 - National Planning Policy Framework
- g) advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
 - Local and National Planning Policy
 - The setting of the listed building
 - The effect on residential amenity
 - The effect on visual amenity and the character and appearance of the conservation area

- Archaeology and the SAM
- Highways
- Proposed use of the outbuilding.

h) outlined the responses made to the consultation exercise

i) concluded that:

- Given the proposed design, scale and materials of the outbuilding, and that views from outside the site were very limited, it was considered that the proposed outbuilding would not be detrimental to the setting of the grade II host property or the other listed buildings within the vicinity of the application site. Similarly, the proposal was considered to preserve the character and appearance of the Conservation Area.
- The garden room and its proposed use was not considered to be detrimental to the residential amenities of the occupants of adjacent properties and therefore the proposal was considered to be in accordance with policies contained within the CLLP and also the NPPF.

Mr Nick Bunker addressed the Planning Committee in objection to the proposed development, covering the main points:

- he lived at 4 James Street which formed part of the complex of the Grade II* listed buildings, numbers 4, 5 and 6, which were collectively known as Deloraine Court;
- the proposed development would inflict damage upon the historical and architectural integrity of Deloraine Court and the conservation area which it formed part of;
- the application and accompanying report did not convey and adequate appreciation of the nature of the site and its significance;
- a book entitled 'Survey of Ancient Houses in Lincoln' published by the Civic Trust in 1990 described Deloraine Court as a complicated building of considerable interest in that of all the surviving canonical residences in Lincoln it was the oldest and longest inhabited. In size and general appearance it conveyed the impression of a spacious manor house and in its layout it reflected a spread of buildings which in an earlier period typified other large and important residences within the close which were subsequently truncated, demolished or rebuilt more modestly;
- if the proposed garden room and studio were built, as a permanent structure, it would represent an alien intrusion into this historic setting and seriously damage what remained of the unity of this ancient site;
- approval of this proposal could potentially open the floodgates to similar structures being erected on other historical properties in the area;
- the design of the proposed development and materials to be used in its construction were not in keeping with the architecture of the area and did not therefore cohere, historically or aesthetically, with its surroundings;
- in respect of the condition that the proposed dwelling was not used as independent residential accommodation, it was questionable as to how this could be enforced.

Mr Andrew Allison addressed the Planning Committee, representing the applicant of the proposed development, covering the main points:

- the applicant had experienced and had received building awards in relation to the conversion of existing buildings, particularly listed buildings;
- the applicant had been fully engaged with the Council's Planning Team as part of the pre-application process, together with subsequent engagement with Conservation and Planning Officers prior to the submission of the planning application. Discussions covered the proposed design, setting and materials to be used as part of the scheme;
- a heritage impact assessment had been carried out and it was considered that there would be no effect on the locality or site itself as a result of this development. Further site investigations had confirmed that there were no concerns from a historic perspective and no objections had been received from Historic England;
- a number of local objections had been received, and it was understood that these emanated through concerns about use of the dwelling as independent residential accommodation. The proposed dwelling was solely for ancillary use by the occupiers of 7 James Street with no intention whatsoever of renting or selling it to anyone else upon completion;
- no increased traffic or parking issues were being created as a result of the proposed development.

Members raised questions and comments in relation to the proposed scheme as follows:

- the building had already previously been extended and a stable building used to stand on the site now proposed for development. The application, in that context and as set out in the report, was therefore reasonable;
- measures were put in place to protect the grounds, with the proposed development not able to be seen from the external boundary of 7 James Street due to a tall hedge and tall wall, and a condition had been included regarding the non-habitual nature of the dwelling which was enforceable. There would therefore be no impact at all on neighbouring properties in terms of overlooking, loss of light or the setting of a precedent;
- the very important historical nature of the site, particularly from an archaeological perspective, needed to be carefully considered.

The Planning Manager provided the following response to the comments made:

- the applicant had already received ancient monument consent from the Secretary of State prior to submission of the application. Discussions between the Council's Planning Team and Historic England had therefore taken place as part of the pre-application and formal application process with the Council's Conservation Officer and Archaeology Officers all being fully aware and comfortable with what was proposed;
- in terms of the restriction on habitual use of the dwelling, this would be reflected in a planning condition and not a covenant on the property's deeds.

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

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.

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

- 03) No development shall take place within the application site until the applicant/developer has secured the implementation of an appropriate programme of archaeological work undertaken by a competent person/organisation, in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved by the City of Lincoln Council as Local Planning Authority.

This scheme must provide:

1. Evidence that a contract has been entered into with an Archaeological Contractor to undertake all stages of work;
2. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements);
3. A methodology and timetable of site investigation and recording;
4. Provision for site analysis;
5. Provision for publication and dissemination of analysis and records; and
6. Provision for archive deposition.

The development shall be undertaken only in full accordance with the approved WSI. No variation shall take place without the prior written consent of the Local Planning Authority. The applicant/developer shall notify the Local Planning Authority of the intention to commence all works at least 7 days before commencement.

Reason: In order to ensure the preparation and implementation of an appropriate scheme of archaeological mitigation and then to ensure satisfactory arrangements are made for the recording of possible archaeological remains. This condition is imposed in accordance with the requirements of Section 12 of the National Planning Policy Framework.

- 04) The programme of archaeological work shall be completed in accordance with the approved Written Scheme of Investigation (WSI), including any necessary fieldwork, post-excavation analysis, report writing and archive deposition, as detailed in the approved scheme. The report shall be prepared and deposited with the City Council's Heritage Team within the LPA and the Lincolnshire Historic Environment Record, within six months of completion of the archaeological works. The archive shall be deposited with The Collection (Lincolnshire Museums) within twelve months of the

completion of site works. No variation shall take place without prior written consent of the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site. This condition is imposed in accordance with the requirements of Section 12 of the National Planning Policy Framework.

Conditions to be discharged before use is implemented

Conditions to be adhered to at all times

- 05) The bathroom window hereby approved in the west facing side elevation of the proposed outbuilding shall be fitted with obscure glazing before the outbuilding is first brought into use and the obscure glazing shall thereafter be retained at all times.

Reason: To protect the privacy and residential amenities of the adjacent property.

- 06) The development hereby approved shall be used for purposes ancillary to the residential use of 7 James Street only and shall not be used as independent residential accommodation, sub-let (including holiday lets) or sold as a separate entity.

Reason. In the interests of the amenities of adjacent residential properties

69. Application for Development: 311 Burton Road, Lincoln

(Councillor Rebecca Longbottom left the meeting for the discussion of this item having declared a personal and prejudicial interest in the matter to be discussed. She too no part in the decision making process).

The Planning Team Leader:

- a) reported that planning permission was sought for a single storey side and rear extension and alterations to roof incorporating dormer window to accommodate loft conversion, and new gates to the driveway to the front of the property
- b) described the location of the property 311 Burton Road as 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.
- c) highlighted that the application was brought before Planning Committee due to the applicant being related to an employee of the City Council
- d) reported that permission was granted in 2019 (2019/0899/HOU) for a single storey rear extension to be timber cladded and the alteration of existing roof line to accommodate installation of dormer to rear.
- e) provided details of the policies pertaining to the application, as follows:

- National Planning Policy Framework
 - Central Lincolnshire Local Plan – Policy LP26
- 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) outlined the responses made to the consultation exercise
- h) 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.

Members highlighted that the dormer extension was of a substantial size and queried whether this would have any impact on residential amenity.

The Planning Team Leader confirmed the dormer extension which would be used as a bedroom was large, however, it was the same size as that approved by Planning Committee at the end of last year.

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

- Development to be carried out in accordance with the plans
- Development to commence within 3 years
- Gate distance and design

70. Application for Development: 128-130 Carholme Road, Lincoln

(Councillor Longbottom resumed her seat at Planning Committee for the remainder of the meeting).

The Planning Team Leader:

- a) reported that planning permission was sought for the erection of a three storey building to accommodate 15 apartments with parking and associated landscaping
- b) highlighted that the application was proposed on land previously occupied by the commercial building trading as Jack Machin Motorcycles at 128-130 Carholme Road, now demolished under prior approval (2019/0620/PAD), on the southern side of the road on the corner with Derwent Street
- c) stated that outline permission had previously been approved on the site (2017/0236/OUT) for 14 apartments, which set out the acceptability of the principal of development on this site along with some outline development parameters

- d) provided details of the policies pertaining to the application, as follows:
- National Planning Policy Framework
 - Central Lincolnshire Local Plan: Policy LP26 – Design and Amenity
- e) advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
- Principle of the development
 - Visual amenity and proposed design
 - Residential amenity
 - Technical matters
 - Flood Risk
 - Land contamination
 - S106
- f) outlined the responses made to the consultation exercise
- g) concluded that:
- The proposed application had been assessed against policies set out in the Central Lincolnshire Local Plan as well as the overarching themes of the National Planning Policy Framework.
 - The scheme had undergone a number of design changes since its original submission and officers were now satisfied that the proposals reflected the character of the area with a modern interpretation.
 - The impacts on neighbours had been assessed and officers were satisfied that there were no adverse impacts on the amenity currently enjoyed by residents.
 - Technical matters had been addressed and could be secured by condition or through the signing of the S106 agreement.

Members commented in relation to the proposed scheme as follows:

- It was heartening to see an application for residential development to exclude occupation by students.
- Additional residential accommodation was always welcomed for the City.
- The Civic Trust had described the proposed design of the development as appalling.
- It was disappointing that the applicant had not taken heed of advice from Lincolnshire Police to address issues of both unrestricted pedestrian and vehicular access to the site.
- Concerns were raised regarding the height, design and footprint of the proposed building which sat forward 3 metres beyond other premises right up to the footpath.

Members asked how the outline planning permission previously granted for 14 apartments would affect the Planning Authority's position should planning permission be refused today.

The Planning Team Leader advised that outline planning permission had been granted with indicative drawings, therefore it did not give approval of the building itself.

A motion was proposed that planning permission be granted subject to the conditions outlined within the officer's report.

The motion did not receive the support of a seconder and fell.

A further motion was proposed, seconded, put to the vote and:

RESOLVED that planning permission be refused.

Reasons:

Due to siting, design, height and massing which had an unduly harmful impact on the visual amenity of the area contrary to Policy LP 26: Design and Amenity.

71. Application for Development: Site Of Former St Giles Youth Centre, Swift Gardens, Lincoln

The Planning Team Leader:

- a) reported that planning permission was sought for the installation of play equipment with associated surfacing and refurbishments to the existing Multi Use Games Area (MUGA), on the footprint and curtilage of the former St Giles Youth Centre which suffered catastrophic damage following a fire
- b) reported that this planning application was before Committee this afternoon as it was submitted on behalf of the City of Lincoln Council
- c) advised that the application proposed the installation of 13 items of play equipment and 2 metal picnic benches as follows:-
 - Hurricane Swing Seat
 - Spin-A-Bounce
 - XS Cyclone Baroc multi play unit
 - Viking Swing
 - Junior Comet Roundabout
 - Nursery Rhyme multi play unit
 - Cockerel 3 Way-Springer
 - Viking Swing Seat
 - Crusader Swing
 - Buddy Board
 - Fantasy Run Trail - Step Links and Fun Run
 - 25M Cable Runway
 - Picnic Benches
- d) provided details of the policies pertaining to the application, as follows:
 - Policy LP26 Design and Amenity
 - National Planning Policy Framework

- e) advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
- Planning Policy
 - Effect on Visual Amenity
 - Effect on Residential Amenity
 - Effect on Highway Safety
- f) outlined the responses made to the consultation exercise
- g) concluded that the proposed development would offer significant improvements to a key community facility for local residents and would be appropriately located and designed as well as respecting the amenity of adjoining occupiers and the local area in accordance with Policy LP26 'Design and Amenity' of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

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

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

72. Application for Development: 15 Aldergrove Close, Lincoln

The Planning Team Leader:

- a) reported that planning permission was sought for a single storey side extension to the side of an existing semi-detached bungalow at 15 Aldergrove Close to be attached to the front of the existing garage
- b) highlighted that the application was brought before Planning Committee due to the applicant being an employee of the City Council
- c) provided details of the policies pertaining to the application, as follows:
- Policy LP26 - Design and Amenity
 - National Planning Policy Framework
- d) advised members of the main issues to be considered as part of the application to assess the proposal with regard to:
- Impact on Visual Amenity
 - Impact on Residential Amenity
 - Impact on Highway Safety
- e) outlined the responses made to the consultation exercise
- f) concluded that:
- The proposed extension would not cause unacceptable harm to visual amenity, residential amenity or highway safety, in accordance with the relevant policies of the National Planning Policy Framework and Central Lincolnshire Local Plan.

Members commented that the proposed side extension would protrude beyond the front building line of the house next door. This would have a residential impact on the front window of No. 17 Aldegrove Close, which was likely to affect any future sale of that property.

The Planning Team Leader clarified that the immediate neighbours to the planning application had been consulted on the proposals and had not raised any concerns. He highlighted that the extension would not project right to the front of the host property and would be sited half way along the bungalow. Given that the existing side elevation of the property was positioned 2.7 metres from the neighbouring window an assessment had been made by officers that although this would have some impact on the neighbouring property, it was not sufficiently overbearing or so harmful as to recommend refusal of planning permission.

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

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.