

Land adjacent to 22 Saville Street- consultation responses

Customer Details

Name: Miss Gemma Main

Address: 2 saville street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The current plans do not allow for turning space for the residents of Saville street. This will then force persons to reverse on to a busy highway. This will cause significant issues and potential loss of life.

I do not support this application.

Customer Details

Name: Mr Alan Bavin

Address: 2 saville street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the current plans stand, it appears that vehicle users on saville street will not have the ability to turn round. This will potentially create serious implications, as persons will need to reverse on to a busy open highway. I foresee that if the plans go ahead without turning provision for the residents, there will be a number of accidents as a result.

I therefore do not support this application.

Customer Details

Name: Mr Steve Taylor

Address: 4 saville street Lincoln

Comment Details

Commenter Type: Petitioner

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I've lived down saville street for 22 years we've always been able to turn around at the bottom of the street my objection would relate looking at the plans we will be no longer able to turn around which means reversing onto the main road which is Newark road with cars parked all over the road it's an accident waiting to happen so could the plans be altered in anyway so we can all still turn around at the bottom I understand other streets have the same problem but we've always been able to turn round THAT'S what attracts to the street so please could you bear us all in mind before consent is given for the go ahead

Customer Details

Name: Mr Edward Horn

Address: 10 Saville Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object highly to this stance, opinions of other people on the street have not been welcomed. We are not interested in living near a loud building site, especially due to the tight street conditions with many permanent van owners residents. This would make turning around on the street impossible and pose a danger to many when aiming to back out onto Newark road. This needs to be opened up to every member on the street as this is going to effect us all, not just numbers close to the proposed building. Adding bollards too would be ridiculous. Open up to all members on the street, as they would all reject this.

Customer Details

Name: Mr john reader

Address: 21 Saville Street lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans are not clear and do not give details to the end of the road (saville street) it looks like there is an impeachment to the highway and a major restriction to the other residents of the street, as the road is a dead end there has to be room allowed for vehicles to turn round as it is illegal to reverse on to a main road (newark road) or to extend the road to merge into St Catherines Court in which the road would have to be widened into the land adjacent to 22 saville street, i have been told there are a few objections so i need to stress the importance of a consultation meeting where all the residents of saville street are invited along with the planners and the developers so concerns can be addressed

Customer Details

Name: Mr Richard Dack

Address: 16 saville st Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am contacting you regarding the land adjacent at 22 saville street Lincoln I have lived in the street for 30 years and I have no complaints about the property's going up but looking on the plans there are going to be some ballards going across the bottom so this would mean people in the street would not be able to turn around so this would mean having to reverse out off the street onto Newark rd which I a main rd as we both no that would mean in a accident are insurance would be none void as it is ellegal to do so if the ballards could be taken back a couple of meters so people can still turn around that would be great people have bought houses in the street because of been able to turn around your faithfully mr r. Dack

Customer Details

Name: Miss Amy Watson

Address: 12 Saville Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Object fully to this. As mentioned by many of my neighbours, I do not want to live next to a loud building site, they have already woke me up at 7.30am today 6/5/20 with site equipment and drilling. This street already has too many cars on it and everyone struggles to get spaces, you generally always have to go to the end and turn around at the bottom, if this is now taken away due to the works, it makes is a hazard to turn around at the top if the road where fast moving traffic whizzes past. Reject this proposal.

Customer Details

Name: Mr Lee Sewell

Address: 33 St catherines Court Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Being a direct neighbour to this planned dwelling we highly object to these plans. From what has been proposed access via St Catherines Court is going to cause further congestion to an already ongoing parking overflow that exists caused by the neighbouring streets. We are concerned that although these properties are to be provided with 6 parking spaces, for 5 dwellings, considerations have not been taken into account for their visitors and extra work vehicles, for the residents, there could also be a restricted access concern for emergency vehicles.

As show on the plans, it is being considered to move the existing ballards at the bottom of Saville Street, which will decrease parking spaces to the residents of Saville Street, leaving them the only option to park in other residential surrounding streets, further increasing already ongoing limited parking in this residential area. 5 dwellings require more parking to prevent the surrounding residents suffering already ongoing overflow without taking away from the current residents what they already are restricted with.

There is also concern for the increases of noise in the area, from extra traffic and from the properties once occupied.

We further object to the increased traffic flow that will occur in St Catherines Court, which will create more noise and disturbance as well as further air pollution due to the increase of traffic and litter.

Our Privacy will also decrease due to the neighbouring windows shown on the plans overlooking our property/garden as well as a decrease in light from the building.

Due to the housing association properties situated in St Catherines Court, whom house vulnerable adults we have high concerns for the planned communal open access alleyways. We already suffer with human deification in the alley joining St Catherines Court and Stanley Street as well as regular drug dealings. Noting that one of these planned access alleys runs right along our garden fence which causes concern for the safety of our property in the event that someone could potentially access the rear of our property if this is left to public communal access.

If this planning does go forward, we would advise a complete secure locked access to the planned L shaped paving in St Catherines Court due to vagrants regularly loitering, dealing drugs and causing criminal damages.

Customer Details

Name: Miss Lynn Starbuck

Address: 60 St Catherines Court Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the proposed plans for access from St Catherines Court to the proposed site. We've lived here for 20 years and have had many parking issues over this time mainly with none residents parking in a resident only parking area within the court. We have a works van that's parked outside the front of my house and a car on our drive. I also am having driving lessons and intend to add another vehicle to the 2 we already have. The access to my property is a one car width road, and the plans do not show in any detail how this might be widened. The proposed plans would stop us and visitors parking outside number 60 and 58 and could easily stop me getting access to my drive with the overflow of vehicles due to this development. Also we have concerns that because it's a blind corner could cause an accident with vehicle coming and leaving the proposed site and my house. Also a lot of pedestrians including children use this narrow road to access the surrounding dwellings and a cut through the estate, and with the added traffic flow would be a concern. We propose that access to the site should be left as it is now from Saville Street and not St Catherines Court. If a designated area at the end of Saville Street upon the site strictly only for vehicles turning around on would be the perfect solution all around. As this would not change or encroach on any residents it may concern, and leaving the system in place as it has been for years.

Place Directorate
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070



To: Lincoln City Council

Application Ref: 2020/0262/FUL

Description of development

Erection of 5 two-storey dwellings with 6 parking spaces

Address or location

Land adjacent 22 Saville Street, Lincoln, Lincolnshire, LN5 8N

With reference to the above application received 23 April 2020

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS)

Highway Condition 12

No part of the permitted development shall be occupied before the full height kerbs (demonstrated by the red hatched area on COB/RWA/5503 Rev B) are replaced with flush kerbs/ channels/ blocks to demarcate the privately owned and maintained land from the highway without causing obstruction to highway users.

Reason: In the interests of safety, to avoid obstructions for users of the highway.

Highway Condition 00

No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that negative impact to the public highway during the construction period of the permitted development is adequately managed and mitigated.

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

Note to Officer

Could you please include a condition to ensure that the area adjacent to 22 Saville Street that is proposed to be retained as a turning area for motorists on Saville Street is kept clear of obstruction at all times. Should the applicant wish to dedicate this land as public highway could they please contact LCC on 01522 782070 to progress.

Case Officer:

Date: 29 July 2020

Becky Melhuish
for Warren Peppard
Head of Development

UD-5175-2020-PLN

Dear Sir/Madam,

REFERENCE: 2020/0262/FUL

DEVELOPMENT: ERECTION OF 5 TWO-STOREY DWELLINGS WITH 6 PARKING SPACES

LOCATION: LAND ADJACENT 22 SAVILLE STREET, LINCOLN, LINCOLNSHIRE, LN5 8N

Thank you for the opportunity to comment on the above application. The site is within the Upper Witham Internal Drainage Board district.

Having checked the EA Flood Maps for Planning and Surface Water Flooding Maps, it is noted the site falls into Flood Zone 1. However, it is further noted at high risk of surface water flooding on Saville Street adjacent to the site. It is noted the finished floor level of the properties is proposed to be 750mm above the road level.

The Board supports the use of SuDS and would recommend features are included within the site in line with Local and National Policies.

Comment and information to Lincolnshire CC Highway SuDS Support

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system. If soakaways are proposed the suitability of new soakaways, as a means of surface water disposal, should be to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be reconsulted.

Regards,

Richard Wright

Engineering Services Technician

UD-5175-2020-PLN

Dear Sir/Madam,

REFERENCE: 2020/0262/FUL – REVISED PLANS

DEVELOPMENT: ERECTION OF 5 TWO-STOREY DWELLINGS WITH 6 PARKING SPACES

LOCATION: LAND ADJACENT 22 SAVILLE STREET, LINCOLN, LINCOLNSHIRE, LN5 8N

Thank you for the opportunity to comment on the above application. The site is within the Upper Witham Internal Drainage Board district.

Having reviewed the submitted revised plans, the Board have no further comments to add, over and above our previous comment.

Regards,

Richard Wright

Engineering Services Technician
Upper Witham Internal Drainage Board



LINCOLNSHIRE POLICE

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

□

Your Ref: App. 2020/0262/FUL

27th April 2020

Our Ref: PG//

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

Town and Country Planning Act 1990
Consultation on Planning Permission

Land Adjacent 22 Saville Street, Lincoln, Lincolnshire, LN5 8NH

Erection of 5 two-storey dwellings with 6 parking spaces.

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

Lincolnshire Police has No objections to this application.

Please do not hesitate to contact me should you need further information or clarification.

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.