

Mr Simon Craddock Burns Place 7 The Colosseum Lincoln LN1 3EX (Objects)

Comment submitted date: Wed 05 Aug 2020

I must agree with several comments on this development. The parking is poor for residents as it stands. I would accept one more house as Tennyson Homes explained to me was the plan when we bought but two is too many.

The foundations and drains were already put in under the "sunken garden" for one house when I looked round the site as the structure neared completion. I was under the impression the sunken garden was to avoid an additional 106 contribution but was to be developed when that had lapsed. I assume this must now be the case....

Any development should be in keeping with the existing properties in the Colosseum circle with only one house similar to the existing development built in the sunken garden. The parking, traffic and additional deliveries would make the development even busier than it is and unsafe for the children who play in the development.

Mr Roger Cairns Not Available (Objects)

Comment submitted date: Tue 04 Aug 2020

I OBJECT TO THIS DEVELOPMENT. THE ORIGINAL PLANNING PERMISSION FOR THIS SITE WAS FOR THE CREATION OF A SUNKEN GARDEN.

APPLICATION NO 2014/0550/F. THE INTENTION WAS FOR THIS FACILITY TO BE A BENEFIT TO THE HOMEOWNERS OF THE COLOSSEUM AND AS SUCH WOULD HAVE BEEN TAKEN OVER BY THE MAINTENANCE COMPANY THAT THE DEVELOPER HAS PROMISED TO TAKE OVER THE RUNNING OF THE SITE.

AS SUCH THE DEVELOPER IS IN BREACH OF CONTRACT AND IF PLANNING IS GRANTED THIS LAND IS GOING TO BE SUBJECT TO A LEGAL DISPUTE. AS THE INTENTION WAS TO GRANT THE SITE TO THE MAINTENANCE COMPANY.

THE DEVELOPER DOES NOT MAINTAIN THE SITE. GARDENS ARE UNKEMPT AND GRASS AREAS ARE BEING CUT BY INDIVIDUAL RESIDENTS. PAVING SLABS ARE IN NEED OF RENEWING AND ARE BEING OVERTAKEN BY WEED GROWTH WITHOUT THE INTERVENTION OF RESIDENTS CLEARING THE SITE. THE MAIN GATE IS NOT FIT FOR THE PURPOSE AND IS CONSTANTLY BROKEN AND NEVER REPAIRED FOR MONTHS ON END. THE ACCESS ROAD IS INADEQUATE FOR THE EXISTING 19 PROPERTIES AND THERE HAVE BEEN SEVERAL NEAR MISSES EXITING ON THE BUSY NEWPORT ROAD. THERE HAS ALREADY BEEN A SERIOUS

ACCIDENT WHEN A CONTRACTOR WORKING FOR THE DEVELOPER IN AN UNINSURED VEHICLE SERIOUSLY INJURED A LADY WALKING PASSED THE ENTRANCE.

MANY PROPERTIES HAVE EXPERIENCED SEWAGE PROBLEMS AS THE PUMPING SYSTEM IS INADEQUATE. AN ADDITIONAL 2 PROPERTIES WOULD OVERLOAD THE EXISTING SYSTEM WITH UNDOUBTED CONTAMINATION.

Mr Robert Holland 3 The Colosseum Lincoln Lincolnshire LN1 3EX (Objects)

Comment submitted date: Sat 01 Aug 2020

2 additional houses on the Colloseum would reduce the playing area for children by 50% and will have a huge impact on road safety. There is already a problem with access, egress and parking spaces within the Colloseum 2 additional houses will certainly impact on this problem. Due to parking restrictions most of the walkways around the Colloseum have cars parked on them therefore all residents have to walk on the road to get in and out which is not safe particularly for the children.

Mrs Joanna Thornton Miltons Place 6 The Colosseum Lincoln Lincolnshire LN1 3EX (Objects)

Comment submitted date: Tue 28 Jul 2020

I object to the proposed development of two dwellings

@ 19 Byron Place, The Colosseum LN1 3EX, on the grounds that the area has already been overdeveloped, with resultant over congestion of vehicles. There is at present often insufficient safe access/turning space for delivery vans and lorries.

Mrs Katherine Sykes-Tobin 1 The Colosseum Lincoln Lincolnshire LN1 3EX (Objects)

Comment submitted date: Mon 27 Jul 2020

I object to the proposed planning application for the following reasons : -

- * Density and over-development of the site, involving loss of garden land or the open aspect of the neighbourhood - 'garden grabbing'.
- * Adverse effect which the proposed development will have on the residential amenity of neighbours.
- * Increased traffic generation and Inadequacy of Parking, Loading and Turning space.
- * The development would adversely affect highway safety and the convenience of road users.
- * Adverse impact of the development on the character of the neighbourhood.
- * The proposed development is over-bearing and out-of-scale in terms of its appearance compared with existing development in the vicinity.
- * Visual impact of the development.

There are only two ' garden spaces ' presently for residents to enjoy an open space area here, one of which is a sunken garden, presently ideally purposed and being enjoyed in the main by the resident children where they can play safely together away from the busy, fast and dangerous thoroughfare that The Colosseum has become. The straight roadway with its 2 small badly spaced speed humps, has become a rat run of speeding vehicles, entering and exiting.

The Colosseum, with the existing number of homes and their vehicles, is already congested with cars that have nowhere to park, and so sadly for pedestrians this frequently means pavements walkways and indeed any visible space is/are being used.... this often even includes the end of driveways blocking other residents from the freedom of leaving in their vehicles. On refuse collection days, many wheelie bins have to be left on the roadway or blocking any pavement space (if it has not already been snapped by an eagle eyed resident wanting somewhere to park), again leaving more pedestrians to walk on the busy narrow roadway, which is not sufficiently wide for two cars to pass. As a wheelchair user, having no choice but to traverse the area in which I live, on the road, I find totally unacceptable. Vehicularly ,turning round within the development is often impossible, even for residents cars but when you add vans and lorries attempting to navigate The Colosseum to unload deliveries etc. and then leave afterwards, it becomes downright dangerous, with cars, vans and lorries frequently having to reverse out on to the main road (This is now even more dangerous with the positioning of the white lined drive entrance areas to the 3 new townhouses, and more importantly their resulting ' advertised open ' parking spaces to the left of the gates on exit.... This has worsened an already accident prone blind spot, both left and right on to Newport) A university lecturer was badly injured a couple of years ago when a vehicle exited The Colosseum, inching out in to the traffic as they couldn't see past vehicles parked on both sides. Several more less serious collisions have happened in the 4.5 years I have lived here, involving both vehicles and pedestrians, both having now increased in number due to the success of our newest University, Bishop Grosseteste. Entering and/or exiting The Colosseum is a feat not to be taken lightly, indeed it often feels almost akin to ' Roadway Russian Roulette ' .

The sunken garden area represents the size of one of the already constructed medium size homes, yet the proposal is for two properties to be agreed. Looking at the appearance of this bold and grand scaled development, these new plans look totally out of character size wise, appearing almost as a ' crammed in ' afterthought to the crescent of houses which we feel is an elegant architectural statement which we value and want to retain.

Thank you for your consideration

Mrs Glenys Cairney 4 The Colosseum Lincoln Lincolnshire LN1 3EX (Objects)

Comment submitted date: Sun 26 Jul 2020

The original planning was for a sunken garden but seems to have been signed off with grit and weeds instead now it is for 2 houses which in my opinion will completely unbalance the site surely it should be an even number to finish the semi circle

Parking already a nightmare at weekends especially cars and vans parked on the pathways and also on the proposed site so where are the extra vehicles to park.

Getting out of the Colosseum (when the gates are working) onto Newport is at times quite dangerous as on a normal working day it is impossible to see cars coming on the right hand side

Finally as residents we have been trying to get the builder to sign over the site to a management committee as agreed in our deeds and replace the faulty gates for over 2 years and he now refuses to do this until his planning is passed I have concerns of how the site will be left on completion

Mrs Linda Dick 2 The Colosseum Lincoln Lincolnshire LN1 3EX (Objects)

Comment submitted date: Thu 23 Jul 2020

My concerns about the proposed construction of two further properties within this development are as follows:

The Colosseum is overdeveloped in a compact site which I feel is out of character with the surrounding properties and any additional houses will compound this.

Parking is already a problem with not enough spaces for the number of people living here or for visitors. The development of two new houses with potentially four additional cars will compound what is already a problem with residents having to park cars all around the development, often blocking in other cars. This is a danger to residents and children who play in the area. It also concerns me that emergency vehicles would not be able to access all properties.

I am also concerned about compounding the problem of access to The Colosseum. Access is narrow, and exiting onto Newport or entering the Colosseum from Newport can be very challenging as there are usually lots of cars near the entrance making it very difficult to see oncoming traffic. Because of the narrow entrance, cars often need to reverse onto Newport which is very dangerous and more vehicles associated with the additional houses will make this problem worse.

Maintenance of the site has by the developer has not been adequate, particularly in relation to the gates at the entrance which were out of order for many weeks earlier this year. The gates are not fit for purpose and regularly do not work properly. I am not confident that this will improve with the addition of further houses.

Thank you

Dr John Kevin Teasdale Keats Place 13 The Colosseum Lincoln Lincolnshire LN1 3EX (Objects)

Comment submitted date: Wed 22 Jul 2020

We would like to raise an objection to the proposed development on the grounds of highway safety and congestion.

Parking at the Colosseum is already crowded and the addition of potentially four more residents' cars, plus the need for visitor parking, and delivery parking, would only exacerbate the problems. When householders have visitors it sometimes leads to cars being blocked-in or else to overspill onto an already congested Newport, particularly when the University opposite is in session. Further pressure on parking could also make the area around the new development more dangerous for pedestrians and for children playing in the area.

On a point of detail, the plans appeared to show two parking spaces outside the two new proposed houses, but I could not see where the other two parking spaces would be. If they were in one of the parking lots at the back it would be important to know which parking lot and how the spaces were divided up to allow access without blocking.

I hope you will give this representation your careful consideration.

Thank you

Kevin Teasdale and Brenda Rush

Mrs Susan Daykin The Coach House The Colosseum Lincoln (Objects)

Comment submitted date: Wed 22 Jul 2020

I feel that this is overdevelopment of an already compact site and the size of the properties is out of character with the surrounding residences.

The application states " there will be adequate parking"

I would dispute this statement.

Currently parking is a problem, in part because allocated spaces are too tight for the size of modern vehicles. There is lack of parking for visitors or delivery vehicles. I was told that visitors would have to park on Newport, not a solution in term time when students at BGU park here or when houses along the road move their vehicle onto the road during daylight.

Two further properties would increase this problem.

Access to The Colosseum is narrow, two vehicles are unable to pass and one has to reverse out of the way. Exiting onto Newport is difficult when cars are parked either side of the entrance. There is lack of visibility from the eastern side until you are well into the road. There has already been an accident when a lady was seriously injured and there have been several near misses that I have witnessed.

When deliveries are being made within the development it is impossible for another vehicle to pass and this would be exacerbated by two more households.

Planning permission was granted in 2014 to create a sunken garden adjacent to No 19. This could have been a very pleasant social space for all residents to enjoy . Full work has never been implemented to create this garden - no steps down from the road, no trees nor grass, just slabs. Until recently it was used as a dumping ground by the builders but was cleared last year for children of No's 18 & 19 to have play area.

No consideration had previously been made to the need for other children on site to have a play area.

I understand that foundations and drainage were put in place for a property to be erected in the sunken garden area at the time of construction of the main site. Were these inspected and passed by building control although there was then no planning permission for them? This indicates intention to build.

As a tenant of The Colosseum I feel that we are being held to ransom over this proposed development.

Maintenance of the site has been sadly lacking on the part of the developer. Lack of mowing of the grassed areas, attention to weeds in the Block Paving road, and repairs to the gates at the entrance to The Colosseum. There have been weeks that the gates have been propped open when they are out of order.

We have been informed that the gates will be replaced by a more open construction that will alleviate the problems of westerly winds hindering operation of the gates, once building works are carried out.

Residents have taken it upon themselves to remove an extremely weeded strip of grass on the e-reader side and area at the main entrance and replaces it with crushed slate. We were ashamed of the unkempt appearance of the entrance to what is an attractive development.

Finally, in fairness to Tennyson homes I would accept the construction of one house of a similar size to current properties.

On purchase of my home it was indicated that this would happen although there was no mention of it on the legal plans within my deeds

Customer Details

Name: Mr Lee Birkett

Address: Chaucer Place 9 The Colosseum Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir

The Colosseum is a gated community with very limited parking. It would be difficult enough with 1 additional dwelling in this enclosed area, but 2 houses with parking for 4 cars would make day to day living intolerable.

Please reject the application for 2 dwellings, and have consideration for the home owners who live here.

Thank you

Lee Birkett

Highways & Planning

Comment Date: Thu 23 Jul 2020

No Objections
