

Application Number:	2020/0731/RG3
Site Address:	Land Between 1 And 9-11 Greetwell Gate, Lincoln, Lincolnshire
Target Date:	15th December 2020
Agent Name:	Karaolides Szynalska Architects Ltd
Applicant Name:	Mr Matthew Hillman
Proposal:	Siting of a mobile unit for use as a temporary welfare centre. Use of existing garages as storage for building materials.

Background - Site Location and Description

The application proposes use of the site for a temporary welfare centre and use of the existing garages on the site for storage. The application has been submitted by City of Lincoln Council and the site would be used by employees in line with their duties of carrying out repairs to council houses.

The site has previously been used as a garage/site for parking although is currently unused with Heras fencing prevent access. It is located within the north of the city, on Greetwell Gate, a one-way street running from Wragby Road to Eastgate. To the east of the site is a public house, whilst to the west is No. 1 Greetwell Gate, a Grade II listed house. To the south of the site are residential properties accessed from Winnowsty Lane and Wainwell Mews. On the opposite side of Greetwell Gate is a City Council owned public car park and two semi detached properties on the corner of Greetwell Gate/Langworthgate. The site is located within the Cathedral and City Centre Conservation Area No. 1.

A separate application for a new wall and gates has also been submitted and is being considered under application (2020/0694/RG3).

The application is brought before Planning Committee as the proposal is made by the City of Lincoln Council on council owned land. The application has received a number of objections against the proposal and 1 letter of support.

Site History

No Relevant Site History

Case Officer Site Visit

Undertaken on 18th November 2020

Policies Referred to

Policy LP25 The Historic Environment

Policy LP26 Design and Amenity

National Planning Policy Framework

Issues

Acceptability of use

Impact on residential amenity

Visual amenity and the impact on the character and appearance of the Conservation Area and adjacent listed building

Highway Safety

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Councillor Christopher Reid	Comments Received

Public Consultation Responses

Name	Address
Mick And Sue Rossington	1 St Leonards Lane Langworthgate Lincoln Lincolnshire LN2 4AP
Jackie Dean	18 Langworthgate Lincoln Lincolnshire LN2 4AD
Mrs Jayne Rylatt	33 Greetwell Gate Lincoln Lincolnshire LN2 4AW
Mr Andrew Holmes	36 Greetwell Gate Lincoln Lincolnshire LN2 4AW
Mr Julian Fisk	Garden Cottage 2 Hartsholme Country Park Hartsholme Park Lincoln Lincolnshire LN6 0EY
Mr Geoffrey Everitt	49 Greetwell Gate Lincoln Lincolnshire LN2 4AW
John Scarborough	29 Wragby Road Lincoln Lincolnshire LN2 4PA

William & Catherine Thompson	9 Wainwell Mews Lincoln Lincolnshire LN2 4BF
Mrs Shirley H Kirby	Mews Cottage Winnowsty Lane Lincoln Lincolnshire LN2 5RZ
Mrs G K Taylor	23 Eastgate Lincoln Lincolnshire LN2 4AE
Susan Mendum	3 Wainwell Mews Lincoln Lincolnshire LN2 4BF
Anne Lucas	20 Eastgate Lincoln Lincolnshire LN2 4AA
Carole J Morgan	43 Greetwell Gate Lincoln Lincolnshire LN2 4AW
Maxine Whittaker	38 Greetwell Gate Lincoln Lincolnshire LN2 4AW
Laura And John Devaney	31 Greetwell Gate Lincoln Lincolnshire LN2 4AW
Ingeborg Freeman	19 Winnowsty Lane Lincoln Lincolnshire LN2 5RZ
Richard Mundy	13 Langworthgate Lincoln Lincolnshire LN2 4AD
Mick And Sue Rossington	
Ms Catherine Waby	St Mary's Guildhall 385 High Street Lincoln LN5 7SF
Wainwell Mews Management Ltd	

Mrs Niki Denby	19 Eastgate Lincoln Lincolnshire LN2 4AA
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Consideration

Policy Background

Paragraph 192 of the NPPF (2019) requires local planning authorities to take account of the following issues in determining applications which may affect heritage assets and their settings;

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness

Policy LP25 'Historic Environment' of the Central Lincolnshire Local Plan is permissive of proposals which preserve and enhance features that contribute positively to the area's character, appearance and setting.

Policy LP26 states that "The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development."

Representations

A number of objections have been made against the proposals. These are attached in full to this report. In summary, the main issues raised are: the proposed use of the site being inappropriate for the conservation area, concerns regarding the appearance of the unit, road safety issues from increased traffic and increased noise and disturbance.

1 representation of support has been submitted for the proposal.

Acceptability of Use

The supporting statement submitted with the application states that the change of use of the site would support the City Council's pilot scheme 'Scheduled Repairs'. The pilot is a scheme to deal with a backlog of repairs, reduce carbon emissions and improve customer service for council tenants. The statement details that due to the Covid pandemic, the previously used welfare facilities for the repairs team as well as the previously used storage facilities are no longer suitable. The pilot scheme would introduce three week blocks of repair work and the proposed mobile unit would be available to certain staff members during those three weeks for welfare facilities. The use of the welfare facility is therefore required every three weeks out of 12. Whilst there would be a supervisor on site daily from 7:30am- 4:00pm, opening hours for operatives would be restricted between 10am and 2:30pm Monday to Friday with a maximum of two vehicles entering the site at one time and a likely trip generation of 15 vehicles per day. The unit would be removed from the site for the 9 weeks it is not in use.

In terms of planning policy, the site is within an unallocated area within the Central Lincolnshire Local Plan and the proposal would not contravene local plan policy in principle with regard to the use of the site, subject to other the issues as considered below:

Impact on Residential Amenity

The site is located between the Morning Star Public House to the east and No. 1 Greetwell Gate to the west. No. 1 is a residential property although it appears to be currently unoccupied. Residential properties are also located to the south, with Winnowsty House and Mews Cottages to the rear of the site. Of those properties who share a boundary with the site, Mews Cottages have objected to

the proposal. Other objections have been received including No. 23 Eastgate on the opposite side of the road, properties located further east on Greetwell Gate and from surrounding streets including Langworthgate, Wainwell Mews, St Leonards Lane, Winnowsty Lane and Wragby Road.

A layout plan has been submitted with the application indicating the position of the mobile unit. It would be positioned towards the rear of the site, partially behind the side extension to No. 1 Greetwell Gate. Its position would allow space for two vehicles to enter the site. With regard to the mobile unit itself it would measure 3.6m long x 2.3m wide and 2.45m high. The proposed position of the unit would be adjacent to the boundary with No. 1 Greetwell Gate, although it is not considered at the proposed scale that it would cause undue loss of light or that it would appear overbearing when viewed from this neighbouring property.

The site is currently redundant therefore the use of the site for up to 15 vehicles a day will see an increase of activity from the level currently experienced. However, the use of the site as welfare facilities/storage is unlikely to be a use which creates excessive noise. The City Council's Pollution Control Officer has agreed with this assessment. Furthermore, hours of operation for operative visits would be restricted to between 10:00am and 2:30pm, for a maximum of 3 weeks in every 12 and for a temporary period up until 31st March 2021. Taking account of the previous use of the site as garage storage/parking and the level of activity proposed, it is considered that whilst the site will see an increase of comings and goings which is likely to cause a level of harm to neighbouring properties relative to the existing activity, it is not considered the harm would be adverse nor would it warrant refusal of the application. It is however, considered prudent to propose conditions to ensure the use only operates for the proposed 3 weeks out of 12 and for the hours proposed between 10am and 2:30pm. Officers also recommend a condition to limit the use until 31st March 2021. There is concern with residents that the use will continue after the proposed period. The applicants are running a pilot scheme for repairs and should they wish to continue the use beyond 31st March 2021 then planning permission would need to be applied for again. In the meantime, officers consider it would be important to monitor the use during the temporary period. A condition is therefore proposed to install CCTV to ensure effective oversight of the operation of the site. The City Council's Pollution Control Officer has also suggested a condition regarding any lighting to be installed at the site should be agreed prior to installation, including an assessment of offsite impacts.

Subject to the aforementioned conditions, it is considered that the proposal can be undertaken in a manner that would not cause undue harm to the amenities which neighbouring occupiers may reasonably expect to enjoy, in accordance with CLLP Policy LP26.

Visual Amenity and the Impact on the Character and Appearance of the Conservation Area and Adjacent Listed Building

The site is currently unoccupied and fenced off with Heras mesh fencing. The site at present is considered to have a negative impact on the character and appearance of the Conservation Area. The refurbishment of the existing garages to bring them back into use and the construction of the traditional brick wall under application 2020/0694/RG3 will both bring improvements to the site. Whilst the mobile unit would be visible above the wall, it is considered to be a marginal distance above and would not result in significant harm to the character and appearance of the conservation area or to the setting of the adjacent listed building.

It is, therefore, considered that the proposal would preserve the character and appearance of the conservation area, in accordance with Policy LP25 of the Local Plan and relevant guidance contained within the National Planning Policy Framework (2019). Consequently the proposed development is in accordance with the duty contained within section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Highway Safety

The application shows availability for parking for two vehicles to enter at any one time with an area for turning to enable vehicles to leave the site in a forward gear. As a former lock-up garage site, the access is long established and would not be altered as part of this application. Whilst

representations from residents have raised concern that large HGVs may use the site, the applicant has confirmed that a transit sized vehicle would be largest using the site in terms of the council fleet. A larger vehicle maybe required for deliveries but this would not be a regular occurrence. The Highway Authority have been consulted on the proposals and have raised no objections. It is therefore considered highway safety would not be harmed by the proposal.

Application negotiated either at pre-application or during process of application

Yes

Financial Implications

None

Legal Implications

None

Equality Implications

None

Conclusion

The proposed use of the site as a temporary welfare centre and use of the existing garages for storage would not cause harm to the overall character and appearance of the conservation area and appropriate conditions controlling visiting hours, the use for a temporary period and monitoring through CCTV would limit harm to residential amenity in accordance with LP25 and LP26 Central Lincolnshire Local Plan and the National Planning Policy Framework.

Application Determined within Target Date

Yes

Recommendation

That the application is granted subject to the following conditions:

- The development must be begun not later than the expiration of three years
- The development must proceed in accordance with the approved drawings
- CCTV shall be installed at the site
- Hours of operation for operative visits shall be between 10:00am -2:30pm every 3 weeks out of 12
- The use shall be until 31st March 2021