

Greetwell Gate Applications Representations 2020/0694/RG3 and 2020/0731/RG3



Place Directorate

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

To: Lincoln City Council

Application Ref: 2020/0731/RG3

Proposal: **Siting of a portacabin for use as a temporary welfare centre. Use of existing garages as storage for building materials**

Location: **Land between 1 and 9-11 Greetwell Gate, Lincoln, Lincolnshire, LN2 4AW**

With reference to the above application received 20 October 2020

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

Does not wish to restrict the grant of permission.

NO OBS

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Case Officer:
Becky Melhuish
for Warren Peppard
Head of Development

Date: 4 November 2020

Mr Christopher Reid 12 Mcinnes Street Lincoln Lincolnshire LN2 5NP (Neutral)

Comment submitted date: Fri 13 Nov 2020

I do have concerns about the application.

Firstly, that the location of the site is not necessarily appropriate for such a site, and one that was more accessible could not be found is disappointing, also that our residents had to be evicted from the garages in the first place for this is a shame.

Visibility coming out of the site is also not great, although I appreciate that is also the case for the site previously.

I would like to suggest that a number of conditions be considered:

Monitoring of the noise being made from the site once it is operation, given the residential location, and that this be considered again once the temporary permission (if granted) expires.

That no vehicles visiting the site be able to stop or park on Greetwell Gate. If there is a need for more vehicles than fits on the site, these should park in the car park opposite, to prevent an obstruction of either the road or pavement to traffic.

The site has space for vehicles to turn before they come out. If a vehicle is too large to use this site they should not be visiting, under no circumstances should they be backing out into the road.

That the gates be kept shut and locked apart from to allow vehicles in to park, after which they should be shut again, to reduce the visual impact of the site.

Clarity should also be given to what happens if the site is used out of the proposed hours. Will there be any consequences of this, or will it be unenforceable? This needs to be a serious commitment to the residents and breaches of it should be treated properly, as a sign of good faith.

Mr Andrew Holmes 36 Greetwell Gate Lincoln Lincolnshire LN2 4AW (Objects)

Comment submitted date: Wed 18 Nov 2020

> I have objections to the above Proposal on the following grounds.

>

> Ours is a residential area, deemed to be of Character and also a Conservation Area. It seems incongruous to install a Building Materials Depot and Welfare Unit for construction workers here, as I also understand it is mainly for the use of Trades People working in the Monks Road and St Giles area of the city.

>

> Road safety will be an issue as the street is narrow and a particular pinch point with regard to traffic flow, often used by Emergency Abulances. Schoolchildren and their parents use this street on route to St Peters school just down the road, extra traffic and therefore congestion could compromise their safety.

>

- > Archeologically this site, I imagine, would first need to be investigated, its location being historically important.
- >
- > This part of the city has been recognised and listed as a Residential, Conservation Area, mentioned in Lincoln City Vision 2020/2025 Strategic Plan, and should not in my opinion be blighted by this proposed industrial unit.
- >
- > Aesthetically this Depot does not sit well with its surroundings, maybe a family house or pair of semi's would be more in keeping, and perhaps not an industrial unit.
- >
- > Andrew Holmes
- >
- > 36 Greetwell Gate
- > Lincoln LN2 4AW

Comment submitted date: Mon 09 Nov 2020

I would like to register my objections to the above application being made by Lincoln City Council.

I am a resident of Greetwell Gate and I feel this proposed use for this plot of land is inappropriate because of the following reasons.

1. This is a residential street.
2. This is a narrow Road and easily gets congested with traffic, especially at school times. Safety of children and parents walking to and from the school will be compromised by the extra traffic and activity at such a tight pinch point in the roadway.
3. This is part of the Eastgate Character Area and is listed on the Heritage Connect database. Not the place for a support unit for construction workers,
4. This is a conservation area, a main walking route for tourists on the way to our Cathedral.
5. A Portacabin and double gates are not an acceptable addition to the Streetscape which is otherwise residential.
6. This is an interesting Archaeology plot which needs to be investigated thoroughly before further development.
7. There are many industrial sites which could be used, within the area it intends to serve, StGiles and Monks road.

-----Original Message-----

From: Michael Rossington [REDACTED]

Sent: 11 November 2020 14:53

To: Manning, Kieron (City of Lincoln Council) <Kieron.Manning@lincoln.gov.uk>

Cc: clrc.reid@lincolnshire.gov.uk

Subject: Planning Application 2020/0694/RG3 Land between 1 and 9/11 Greetwellgate Lincoln

Attn: The Development Team

We wish to register our OBJECTION to the above application for the erection of walls and gates to the above site.

Although we agree that the area has been unsightly and neglected for years, and not in keeping with Conservation Area no 1 in the Cathedral Quarter, maintenance has been long overdue.

However, we do Object to the reasons for these improvements, which are to justify the proposed change of use to 'temporary welfare facilities for City Council staff' and to utilise the garages for storage, which are set out in further application 2020/0732/RG3 (see further Objection).

No 1 Greetwellgate (adjacent to the site) is of particular concern. As illustrated in the publication "Historic Plans of Lincoln 1610 - 1920 there has been a dwelling on this site since at least 1722. Surely therefore, before any decision is made and foundations for walls dug, the Council must consult with Archeologists regarding these proposals. To erect walls abutting a dwelling that has been there for at least 200 years without further historic investigation would show a total lack of concern for a no 1 Conservation Area.

We would specifically request that this application be Called in Back to Council for local residents to be consulted.

Mick and Sue Rossington 1 St Leonard's Lane, Langworthgate, Lincoln LN2 4AP

Sent from my iPad

Mick And Sue Rossington Not Available (Objects)

Comment submitted date: Mon 16 Nov 2020

Attn: The Development Team

Further to our previous email regarding the erection of walls and gates to the above site -

We now wish to register our OBJECTIONS to Planning Application 2020/0731/R3 'Siting of Portacabin for use as temporary welfare centre for Council staff, and to utilise existing garages for storage and collection of materials'

We strongly Object to the above intended use of this site as totally inappropriate and unsuitable for this Residential Conservation Area No 1. We fail to understand how the Council can justify the above usage as to, "utilise, regenerate and enhance a local area". A portacabin and double gates are not acceptable in a Historic Residential area of our City.

We understand that approximately 15 vehicles a day will be using this site, restricted to between 10.00/2.30. However why will the site be open from 7.30/4.00pm ? This would suggest that vehicles will access the site all day ? and no doubt in excess of 15 per day. This needs clarification.

It has been stated that this proposed depot would serve works being done in the St Giles and Monks Road areas, and that this site on Greetwellgate is equally distanced between the two !! we think not, and understand there are available Council sites in much more convenient locations.

Our main cause for concern is traffic congestion.

Greetwellgate is a narrow, extremely busy one way road, with very narrow pavements and residential parking on one side. It already suffers with traffic build up problems, extra Council vehicles will only exacerbate the situation. Commercial vehicles already often having to mount the pavement to pass parked vehicles. In addition to a very tight access and exit the site is also very close to a complicated left turn into 2way very narrow Winnowsty Lane, plus the junction with Eastgate. We can envisage increasing traffic difficulties, especially with Greetwellgate being a main route for Ambulances.

We are wondering if an appropriate traffic survey has been done ?
Greetwellgate, Langworthgate, Eastgate, Winnowsty Lane and
St Leonard's Lane all need looking at.

There are all manner of reasons why these plans should not go ahead.
The obstacles are many and obvious. We specifically therefore request
that this application be Called Back in to Council.

We look forward to receiving your acknowledgement of this Objection.

Regards
Mick and Sue Rossington

Maxine Whittaker 38 Greetwell Gate Lincoln Lincolnshire LN2 4AW (Objects)

Comment submitted date: Mon 16 Nov 2020

I would like to offer the following comments in support of my objection to the proposed use of land 1 and 9-11 Greetwell Gate Ref No: 2020/0731/RG3 for a Temporary Welfare Facility and storage for building materials.

Conservation Area 1

The area mentioned in the proposal is part of Eastgate Character Area listed in the Heritage Connect Database. It is close to the Cathedral and Castle area which attracts many tourists to Lincoln.

There were early dwellings on the site and therefore one assumes of Archeological interest My view is that this is not an appropriate development for Conservation Area 1.

Road safety

Greetwell Gate is a narrow residential street which is busy throughout the day but particularly at drop off and pick up times for children attending The Eastgate Infant School

and The Minster School on Winnowsty Lane

The road is a necessary access for emergency vehicles

The vehicles using the site are likely to be wide wheel base trucks and therefor accessing the site looks to be difficult requiring a truck to either reverse through the gates or reverse out onto a busy road.

If the existing garages are to be used for storing building materials it is likely delivery of those materials will involve large vehicles. If they are unable to access the site it will involve them parking on the road, likely over the curb, to unload, restricting already narrow footpaths and restricting the flow of traffic.

The car park opposite is busy (in normal times) with tourists, with the inevitable increase in traffic to Greetwell Gate and Eastgate

My view is that large vehicles will cause chaos and danger to pedestrians and motorists and is an accident waiting to happen.

Suitability of the site

The portacabin and the possible over flow of building materials from the existing garages would be an eyesore and not a welcoming sight for visitors arriving in the car park opposite.

As previously mentioned the site is not large enough for turning HGV.

If the facility is for workers from St Giles and Monks Road areas it seems an unnecessary distance for workers to travel for a comfort break.

The times mentioned in the plans 10.00 - 2.30 makes me wonder what the workers will do out of these hours?

In my view the site is not fit for purpose.

I wish to emphasise my objection to this proposal.

There must be larger and more suitable sites closer to the areas where the council workers are based.

Maxine Whittaker

Jackie Dean 18 Langworthgate Lincoln Lincolnshire LN2 4AD (Objects)

Comment submitted date: Thu 12 Nov 2020

Siting of a Portacabin for use as a Temporary Welfare Centre & Use of Existing Garages for Storage of Building Materials

I am writing with strong objections to the above Proposed Planning Application.

Whilst it is acknowledged we live in difficult times and the need for change, I would suggest the proposed development of land between 1 & 9-11 Greetwellgate, Lincoln LN2 4AW for the purpose you intend is wholly unsuitable for the following reasons:

Conservation & tourist area in the midst of Lincoln's Cathedral & historic buildings as well as being of possible archeological interest;

Residential area densely populated;

Narrow one way street system with residents' parking on road side. This would lead to added congestion in an already busy area because of increased activity & tight access to & from the proposed site;

Continuous, busy traffic From Eastgate, Langworthgate & Greetwellgate, as well as Winnowsty Lane

Eastgate Infant School & the Minster School in the area which is especially busy at start & end of school day;

Temporary sites often become permanent.

I would further suggest it totally unsuitable to have such a facility in this area when I believe there are more convenient & appropriate sites in the City which could be used & would not be so intrusive. For example the empty West Parade Police Station in Lincoln or an area on the outskirts of the City near the Grandstand or Show Ground to name but a few.

For your information I also intend to bring my objections to the attention of local Ward Councillors & Lincoln MP.

I would be most grateful if you would acknowledge receipt of my objection & keep me informed of developments.

Regards

Jackie Dean

**Laura And John Devaney 31 Greetwell Gate Lincoln Lincolnshire
LN2 4AW (Objects)**

Comment submitted date: Wed 21 Oct 2020

Dear Sirs/Madams

In what is Local Democracy Week, as two of the longest residents on Greetwell Gate, we have great unease about this Application and development, and OBJECT to it. There has been virtually no consultation with residents, many of whom do not have online access and thus will be more unable to raise concerns.

Our home is part of the Eastgate Character Area, see Heritage Connect Database 1993, in Conservation Area 1 and Residential. The application for 6 foot walls and gates is being used to mitigate and justify the change of use of the site being done under the COVID legislation.

It is not justifiable for your North Teams workers'/contractors' to come to our street to urinate, wash and collect water. Your own workers say that it will not work on parking grounds and that there is a site 10x as big off Goldsmith Walk, St Giles.

We request that the whole proposal be CALLED BACK IN TO COUNCIL for re-examination, involvement of Planning Committee to visit site because the proposal would significantly affect the volume and nature of road traffic.

The entrance to the site would be tight, and this is a major route for Emergency Vehicles and for prisoners being taken to Crown Court from the Prison. The site is right at the junction with Winnowsty Lane and Eastgate. Moreover, in order to socially distance pedestrians often have to walk in the road because of the narrow pavements.

There is much misuse by traffic in the area and the two local schools and church are desperate to see traffic improvements and a 20 mph limit as was done for Westgate. There have been no local traffic improvements since the 1990s and at that time, in the Character Area description "roads were carrying a high volume of vehicular and pedestrian traffic". Now the Greetwell Road/Wragby Road junction is a nightmare and

traffic speeds through the area from there as well as down Eastgate/Langworthgate.

The two-way traffic on St Leonard's Lane and Winnowsty Lane often sees stand-offs between vehicles going in opposite directions. On Greetwell Gate I have seen vehicles reverse out of St Leonard's Lane to access the Car Park at 44 Greetwell Gate or The Peacock Car Park into the path of Emergency vehicles.

We need a comprehensive off peak and peak time traffic survey and a Locality Improvement Zone.

We ask that these OBJECTIONS are taken account of and that we be consulted at any future site visits.

Laura and John Devaney

Subject: Re. Applications 2020/0694/RG3, 2020/0731/RG3 - land at 9-11 Greetwell Gate

We wish to raise strong **objections** to the planned Pilot Scheme 'Scheduled Repairs' for this site to serve Repair and workers and contractors working on St Giles or Monks Road areas. We are Eastgate Character Area, Conservation Area 1 and in the **character description 1993 Residential**.

These are historic streets, a neighbourhood where property values are from £200,000 up to £1,400,000 and highly desirable. The sale of houses happens infrequently. We expect the City Council to respect and defend Eastgate Character Area (Eastgate, Langworthgate, Greetwell Gate, St Leonard's Lane and Winnowsty Lane) from undesirable developments, such as that proposed for this City Council land which is **totally inappropriate**.

The Application for Walls and Gates ref. 2020/0964/RG3 is less contentious but is being used to mitigate and justify the Change of Use to which we **object**. Walls and pillars require foundations and there will need to be work to establish these.

I have contacted the City Archeologist, Alistair Macintosh, because as a member of Lincoln Civic Trust I have great concern for archeology on the site and I understand test digs will need to be done. Local residents will have great interest in this to ensure everything is protected. 1 Greetwell Gate is Grade 2 listed.

This most inappropriate development will greatly affect the streets, and we have strong **objections** on grounds of Traffic Use, because the area is already being used inappropriately as connecting 'Rat Runs'.

Greetwell Gate already has 7 entrances and exits. To enter and exit the site more traffic will be using Greetwell Gate, Langworthgate and Winnowsty Lane, which is two way. There are often stand-offs between vehicles going in each direction. In addition to being much misused Greetwell Gate is a **major route for Emergency Vehicles**, and anything which delays their unobstructed passage is undesirable. Residents have to move their vehicles for city events to ensure **emergency access**. Cars often stop at the site entrance to examine sat nav for the route into the historic core, and The Morning Star dray lorry needs to park up. Already a juggernaut has mounted the pavement and wrecked the historic sign. The church and schools are desperate for a traffic speed reduction to 20mph as on Westgate and we need this soon. There have been no traffic improvements in the locality since the late 1990s and this plan, if implemented, would **significantly affect the volume and nature of road traffic in the area** because the site would be in use from 7.30am to 4.00pm.

We have noted that the City Council Vision for 2025 is '**A Push for Reduced Traffic**', but we need this now, not in five years time.

It is not justifiable for workers to come to Eastgate Character Area, Conservation Area 1 to use the toilet, wash, and access the Welfare Unit from 10 to 2.30 and we note that the canteen can accommodate 6 persons. bWhere would the workers then park?

The portacabins will be unsightly, being visible above the walls, and we understand that two units might be needed, giving rise to a proportional increase in use. The Temporary Use justified under COVID legislation as long as the COVID pandemic continues, at present until 31/3/21, is being foisted on the neighbourhood totally **undemocratically** when we are unable to meet to defend our area.

The City Council Vision 2020 "to keep people safe in their locality, especially the vulnerable and isolated" will emphatically not be met in this proposal. I am one of those people, and there are others having mental health problems and having terminal cancer treatment, who live right by the site. We do not feel safe in our locality because of this bringing more COVID risk and traffic to our area. We note you are safeguarding employees, but what about us?

Please register our **objections** and record them for both of these applications, and inform us of the Planning Meeting Date. Councillors should visit the site prior to this.

Laura and John Devaney
Moston House
[31 Greetwell Gate](#)
[Lincoln LN2 4AW](#)

Sent from my iPad

Mrs Jayne Rylatt 33 Greetwell Gate Lincoln Lincolnshire LN2 4AW (Objects)

Comment submitted date: Sun 08 Nov 2020

These comments are the reasons for my objection to the planning application 2020/0731/RG3

I do not have any objection to enhancing the site with walls and a gate as I consider this to be an asset to the area however I am surprised that the council will go to the "significant investment" needed for what is proposed as a "temporary" arrangement generally being used four weeks out of twelve.

Scale and height

I am concerned about how the height of the buildings not hidden by the wall, will impact the area and the street and obviously the gates will only be closed when the site is closed. This site is opposite a car park that is well used by visitors/tourists to Lincoln. It will not enhance a conservation area and is inappropriate as it is a two-minute walk from the Cathedral and I feel it will downgrade a residential conservation area.

Highway safety and congestion

The footpaths on the street are very narrow and public using the paths have to step into the road to make space for other users this can only become more of a problem when more people are using the footpaths.

This is a busy emergency services route and these vehicles are likely to be detained when workers are trying to access the site, this will add time to those journeys and put people's lives at risk.

The one-way street is not very wide and I have seen larger trucks mounting the pavement to avoid parked cars therefore I would suggest that the road is not suitable for larger vehicles particularly when they are turning in and out of the site.

There are two schools very close to the site with children coming in and out throughout the day, extra traffic on the road will create more danger to these children.

The increased traffic on all routes that the workers will use to get to this site on what are already congested roads will create further congestion and impact the environment.

Parking is already difficult on the street and I am concerned how this is going to become a further problem if many workers are trying to use the facility at the same time as the site itself is not large enough to admit more than one or two vehicles at a time once the work has been completed.

Noise and disturbance

There will clearly be more traffic on the road with potential traffic backed up and queuing causing more noise and disturbance on the street.

There will be noise and disturbance created while work is in progress to change the site but this will also continue beyond completion with vans using the site to collect building materials throughout the day.

Air pollution

Clearly the increase in traffic is going to have an impact on pollution and the environment.

Finally, whilst I appreciate the need for changes during these times of a pandemic it surprises me that you would consider moving workers from one area to another potentially transmitting the virus further around the City surely it will mean that more people are at risk and therefore it would make more sense to have a facility where they are working.

Mrs Niki Denby 19 Eastgate Lincoln Lincolnshire LN2 4AA (Objects)

Comment submitted date: Thu 29 Oct 2020

Planning Application 2020/0731/RG3

Access to the proposed commercial site is along a busy, restrictive one-way street passing St Peter in Eastgate Infant School. The confusing 'Give Way' junction with Greetwell Gate/Winnostowy Lane/ Eastgate fails to slow most traffic. Vehicles race to the traffic lights on the crossroads of Eastgate/Northgate/Priorygate, especially if the lights are on green and can be clearly viewed from Greetwell Gate. The two way Winnostowy Lane is used as a cut through to the A15 with traffic passing Minster School Nursery/Infant School entrance.

The proposed change of use to temporary refuge mobile unit with chemical toilet facility/restricted access for commercial vehicles to drop off and access building materials housed in refurbished garaging is in my opinion an inappropriate development on this site. I monitored the traffic on Eastgate/Greetwell Gate/Langworthgate for one hour on Monday 26th October 2020 between 10.30 and 11.30. There were 339 cars, 56 commercial vehicles, 1 ambulance, 89 pedestrians and 10 cyclists. Consideration should be given for the decrease, not the increase of motorised traffic in this historic area. Pedestrians and cyclists are already challenged by speeding inconsiderate drivers. The pedestrian access to/from the busy car park is immediately opposite the site onto a thin pavement. It concerns me that some vehicles will have to swing onto the pavement to gain access into the site

The Covid-19 crisis has encouraged a rethink how we should get fit, ditch the vehicle and exercise more. I would hope consideration could be made to reduce pollution/noise/vehicle numbers in this (Conservation Area of Lincoln Cathedral and City Centre ,No 1) area of Historic buildings and instigate a scheme from this site to enable safer access for residents and visitors and improve the walking and cycling access to the historic sites and shopping districts.

I believe there are suitable secure sites for a welfare hub/storage on Industrial land within very close proximity to the Monks Road/St Giles catchment. I hope a more permanent site can be found to safe guard LCC employees.

I believe from my conversation with Julie Mason that the following application is being considered at the same time.

Planning application 2020/0694/RG3

I would be pleased to see the upgrade of the land owned by the council. The securing of

the land with boundary wall and gate would certainly improve the derelict site and unsightly rundown garaging.

**Mrs Niki Denby 19 Eastgate Lincoln Lincolnshire LN2
4AA (Neutral)**

Comment submitted date: Thu 29 Oct 2020

Planning application 2020/0694/RG3

I would be pleased to see the upgrade of the land owned by the council. The securing of the land with boundary wall and gate would certainly improve the derelict site and unsightly rundown garaging.

**Mr Julian Fisk Garden Cottage 2 Hartsholme Country Park
Hartsholme Park Lincoln Lincolnshire LN6 0EY (Supports)**

Comment submitted date: Wed 28 Oct 2020

As a former employee of the cathedral works department and former resident of the immediate area I have been watching this application with interest.

I suspect given that most of the objections are speculation and not based on any quantifiable fact, there may possibly be more unquantifiable reason for their objections.

My reason to support this project are based on the following reasons.

Given that the site is incapable of holding any more vehicles than it already designed to hold it would have very little impact on the area. And given that the council already holds a car park across the road I suspect this would be used instead. also vehicles turning into the car park and on this site would have a calming effect on the speed of the traffic on greetwell gate if indeed this is an issue?

Surely after looking at the site as it is at the moment, any developments to the site could only be a positive effect, on it. These sites tend to attract miscreants and drug use, and having some sort of authority on site would deter this and other crimes in the area.

End

**Mr Geoffrey Everitt 49 Greetwell Gate Lincoln Lincolnshire LN2
4AW (Objects)**

Comment submitted date: Sat 24 Oct 2020

This development will again cause more congestion on this busy road, my main objection is that this development is only 50 yards from St Peter in Eastgate infant school and as a resident for the last 40 years there is so much more traffic using this road and some doing 40 to 50 miles an hour in a 30 miles an hour speed limit. Going forward with this development I don't totally object to this but something needs to be done about speeding traffic and to introduce a 20 mph speed limit, traffic calming measures or a pedestrian crossing, this is an accident waiting to happen and if more congestion due to this development it will come sooner rather than later, Regards G Everitt

**Susan Mendum 3 Wainwell Mews Lincoln Lincolnshire LN2
4BF (Objects)**

Comment submitted date: Wed 21 Oct 2020

Attn: The Development Team; and

Mr Kieron Manning, Asst Director, Planning

I refer to your letter dated 14 October addressed to Owner/Occupier of 3 Wainwell

Mews, Lincoln LN2 4BF regarding the proposed development of land at 9-11 Greetwell Gate. My name is Susan Mendum and I live at this address.

3 Wainwell Mews is situated on Greetwell Gate and I feel strongly that this development is not appropriate use of land in a Conservation 1 Area. The use is for a Pilot Scheme for "Scheduled Repairs" sandbags and grit together with welfare/toilet facilities with up to 15 vehicles visiting between 10.00 and 2.30. I would like to make the following objections:

Highways Safety and Congestion

The visiting council vehicles are likely to be of a truck/lorry size and therefore there will be limitation on the access and number of vehicles on site at any one time as the site is only 220msq. Any waiting vehicles are then likely to wait/park on Greetwell Gate which is narrow and difficult for wide wheel base vehicles to park. Vehicles will park with wheels on the pavement thus causing obstruction to pedestrians, buggies/prams and parents with children trying to pass. These vehicles will then cause congestion as it is difficult for other wider vehicles to pass down Greetwell Gate.

Greetwell Gate is a main emergency route for ambulances from the County Hospital.

Loss of Light

Large parked vehicles take light from the ground floor of my property and the three other properties comprising Wainwell Mews fronting Greetwell Gate. 15 vehicles per day are anticipated to visit the site - there will be queuing and parking along the frontage of Wainwell Mews on Greetwell Gate.

Noise Disturbance

There will be an increased number of large vehicles passing and parking as the site is small and therefore an increase in noise and pollution.

Appearance

Although you propose erecting walls and gates in keeping with a Heritage Area, there has not been in recent years a commercial/public works in this Conservation 1 Area so however you disguise the site you are making this an active "Works" site. It is not an appropriate location nor is it appropriate for toilet/welfare facilities. You say 'historical welfare/storage facilities traditionally used are no longer suitable' so how is this site more suitable.

I hope you will give these points your serious consideration and withdraw this Planning Application.

Susan Mendum

3 Wainwell Mews, Greetwell Lane, Lincoln LN2 4BF.

John Scarborough 29 Wragby Road Lincoln Lincolnshire LN2 4PA (Objects)

Comment submitted date: Wed 21 Oct 2020

I feel the location of toilets for the use of council employees and its contractors on Eastgate to be a cause of concern.

The narrow pavement is the main route for children attending St Peter and Pauls Primary school and also the children attending The Minster School.

Any construction that would increase the traffic along this narrow road which is already a major route for emergency vehicles ,pedestrians many of which are young children is in my view wrong.

A 20 MPH speed limited should I feel be the main concern for the council and not the construction of a site that would increase the traffic along the route concerned.

The site is in a Conservation Area 1 and to consider placing a porta cabin type construction to be completely detrimental the the character and heritage of this residential area.

I do understand the need for council employees to have a location where they can use such facilities , however I must object to this current location and ask that the proposed development be called back in for the Council to re examine this pilot scheme and a more suitably accessible site be found.

Kind regards
John M Scarborough

Richard Mundy 13 Langworthgate Lincoln Lincolnshire LN2 4AD (Objects)

Comment submitted date: Tue 20 Oct 2020

Dear Simon,

I would like to register my objection to the proposed change of use to the land adjacent to The Morning Star, Greetwellgate Lincoln on a number of points.

The proximity of a primary school- small children needing supervision twice daily in an already very busy car park and narrow streets.

Secondly:- Greetwellgate is used as a route extensively by the County Hospital for their ambulances and more importantly when a Blue light necessitates a clear road; an occurrence that I have observed, happens often and is unpredictable. Use of Greetwellgate by HGVs would undoubtedly result in severe problems especially when exiting, they have to wait for vehicles coming from the crossroads at the Lincoln Hotel to clear before they can safely proceed or turn into Langworthgate to gain access to three main roads. This will undoubtedly lead to a temptation by smaller trucks to use Winnowsty Lane as a short cut to Wragby road or Lindum Hill, in addition this is an area of another junior school.

I could go on and on but apart from this being in a Conservation area 1 and totally inappropriate, feel that the above points are to my mind the most important ones.

I would be most grateful if you would give these points serious consideration.

Mr Richard Mundy 13 Langworthgate Lincoln Lincolnshire LN2 4AD (Objects)

Comment submitted date: Wed 21 Oct 2020

The proposed development is totally inappropriate for this already busy and congested location.

My main concerns are the number of small school children in the locality together with Greetwellgate being the main route for our emergency ambulance service used 24/7 all the year round.

Dear Mr Manning,

I live at 20 Eastgate Lincoln, LN2 4AA [REDACTED] and it recently came to my attention that the Council intend to redevelop 9 -11 Greetwellgate next to the Morning Star pub.

A friend, who lives close to the site, had a letter saying that the Council had applied for planning permission to renovate the garages, repair the walls and put up gates on the site...all of which sounds fine, but the residents in the locality know that there's is more to this plan than 'meets the eye'.

We have heard that the Council (who own the site) intend to use the area as a stop off place for local maintenance workers to restock their lorries, urinate and wash their hands as they are no longer allowed to use private houses or supermarkets due to Covid 19. The Council intend to erect a temporary building (portocabin?) which will apparently only be used for 3 weeks out of 12 between 10am and 2.30pm.

As this is a temporary arrangement (and only for intermittent weeks) I believe the Council can cunningly by pass the usual planning regulations asking for 'change of use' which is presumably why there has been no application for this intended future use? I am writing to protest about this 'change of use' (without any consultation with the local residents) for the following reasons:

1. This is a Conservation 1 area which is meant to be protected by the Council not used totally inappropriately by it. I don't believe a portacabin and parked lorries will enhance this area. Would a private company, intending to do this sort of thing, be able to get permission? I doubt it.
2. The space is not big enough for large vehicles to turn into without either reversing in or out onto Greetwellgate. This will be hazardous and hold up traffic on what is already a busy narrow road. Also...what happens when two lorries arrive there at the same time...presumably the street will then be totally blocked?! There must be more suitable (larger) sites with better access elsewhere in Lincoln?
3. Greetwellgate is a very narrow busy road and the proposed site is right near the junction with and Winnowsty Lane which is already hazardous.
4. We have 2 schools in the immediate area and around pick up and drop off times it is already very busy and difficult to park. This is presumably why the hours of use will (supposedly) be limited to 10am - 2.30pm. I fail to see how workers can confine their need to urinate to specific hours so feel it is inevitable, over time, that those hours will gradually be extended.

I hope you will take these complaints seriously as many of the residents in the area are very unhappy about the inappropriateness of this plan.

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I look forward to hearing from you.

Best wishes, Annie Lucas

Dear Mr Manning,

I was pleased to see that Matt Hillman has now applied for planning permission for 'change the use' at the above site. So now at least we locals have a small voice.

However, I feel strongly that both of the above applications (because they are linked) should be called back into Council to allow time for a full residents' consultation by post. This is an historic Residential Conservation Area 1 and, therefore, any changes should be considered very seriously in consultation with the local residents...not just immediate neighbours...by post if necessary. Once these applications are passed there will be little (or no) chance of returning the area to what can be remotely described as 'residential'.

I am only objecting to application 2020/0694/RG3 now because it is linked with 2020/0731/RG3.

My objections about 2020/0731/RG3 are as follows:

1. This is a RESIDENTIAL Conservation Area 1 - therefore changing use to a truck/van pull in centre, with toilet and washing facilities (in a portacabin) and storing sand, grit, cement etc in the the garages behind, would be totally inappropriate and detrimental to the visual, historic character of the area. The wall and gate proposed sound pleasing but presumably the gates will be open most of the time.
2. There are two schools in the area so there are often traffic and parking problems. It's already hazardous for parents and children crossing the road and walking along narrow pavements next to narrow busy streets. We have been told that the facilities will only be used between 10am and 2.30pm but I very much doubt if Council workers will be able to confine their need to urinate to these hours....especially if they have prostate problems!
3. Greetwellgate is extremely busy and emergency ambulances and police cars often speed through the area. They already have the school, the entrance/exit to the car park and parked cars to negotiate and now they will be held up as vans/trucks pull into and out of an area right near the junction with Eastgate and Winnowsty Lane. The area is hazardous enough without adding more to the mix. What happens when the pub next door has a delivery and trucks/ vans are backed up at the junction?

Please could you give these objections serious consideration and post them on your planning application website. Thank you.

I look forward to hearing from you.

Best wishes, Anne Lucas

**Mews Cottage
Winnowsty Lane
Lincoln LN2 5RZ**



Directorate of Communities & Environment.
City hall
Beaumont Fee
Lincoln LN1 1DF

17th October 2020

For the attention of Mr K Manning

Development Team
Yr Ref 2020/0694/RG3

**Town and County Planning Act 1990
Consultation on application for Planning Permission
Address of the proposed development
Land between 1 and 9-11 Greetwell Gate LN2 4 AW**

Description of the proposed development :
Installation of brick boundary wall with gates

Dear Mr Manning

I have no objection to the installation of the brick wall with gates.
I do have concerns about the ongoing intended use of this small site. Because of the restricted space, vehicles turning in may have to cue so blocking the highway on Greetwell Gate. Already there are problems when deliveries are being made to the Morning Star pub and vehicles have to mount the pavement whilst unloading takes place in order to get past. Even more importantly ambulances from the hospital use Greetwell Gate as their direct route to the ring road, Bailgate and northern part of the city, holdups could be critical.

As of course you are aware, this part of Lincoln is not only a Prime Residential area but also a Conservation one too. I understand it is Local Democratic week, surely the wishes of the majority of the Council and certainly those of the local residents, that this beautiful area should be maintained as being exceptional. The intended use of this site in a Conservation area seems neither suitable or practical.

Yours Truly


Shirley H Kirby (Mrs)

Mews Cottage
Winnowsty Lane
Lincoln LN2 5RZ



3rd November 2020

Town & County Planning Act 1990
Reconstruction on application for Planning Permission
Address of proposed development
Land between 1 & 9-11 Greetwell Gate, Lincoln LN2 4AW
Yr Ref 2020/0731/RG3. Plus Ref 2020/0694/RG3 letter 17/10/20

Dear Mr Manning

As previous reply. My letter 17/10/2020
I have no objections to the installation of the brick wall(s) and gate.
Yr Ref 2020/0694/RG3

Yr Ref **2020/0731/RG3**

1. However I do have objections to the siting of a portacabin and its intended use in this Prime Residential and Conservation area. In the Councils own published plans, it states:- "**Our heritage & planning department work together to maintain heritage & areas of Character**". The above plans clearly do not fit in with this. The design and appearance of Portacabins and their planned use as a welfare centre (including toilet facilities), for the staff and drivers of the Council (northern) vehicles, is contrary to the Councils own policies.
2. **Highways safety and & congestion**. Greetwell Gate is a narrow street, (hence it being oneway). It is constantly used by Lincoln County Hospital's Ambulances as their main route to the northern part of the City, the Circular Ring Road and Bailgate area, any hold up by queuing vehicles is obviously critical to their emergency callout. As it is there are frequent holdups caused by deliveries to the Morning Star Pub. Extra vehicles waiting to use the (even temporary) site, adding to the problem.
3. **Design & Appearance** Does not fit in to the Councils own published Plans for the City in this Conservation & Prime location.
4. The site in question is small and vehicles would have very limited movability. There are larger sites owned by the Council nearby which would fit in better for their current requirements.

I would appreciate having these issues sincerely considered in your findings.

Yours Truly



Shirley H kirby *MRS*

Attn: The Development Team and Mr Kieran Manning, Assistant Director, Planning
From: Wainwell Mews Management Ltd

We refer to your letters of 14 and 20 October. Your proposed Change of Use and Development of this site will have a direct impact on properties 1 to 4 Wainwell Mews which front Greetwell Gate and properties 5 to 11 which access Greetwell Gate.

Wainwell Mews Management Ltd feels strongly that this development is not appropriate use for land in a Conservation 1 Area. The use is for a welfare unit/toilets and washing and storage of sandbags and grit with up to 15 vehicles visiting between 10.00 and 2.30 but manned between 7.30 and 4pm. We would like to make the following objections:

Scale

On the plans the storage units and mobile welfare unit appear to take up the majority of space on site therefore limiting the access of vehicles onto the site. There is a proposed turning area outside the gates which again appears too small for a wide wheel based truck to turn or wait.

Highway Safety and Congestion

Greetwell Gate, is a residential area and also a main route for emergency vehicles particularly ambulances coming from the hospital. Large wide wheel based vehicles already park on the pavement next Wainwell Mews up to The Morning Star causing congestion and necessitating vehicles to mount the curb the car park side in order to get past. This is both dangerous for pedestrians and users of mobile buggies. There is often not enough room for pedestrians and families with prams/pushchairs to pass and they are forced to use the road to pass.

If visiting vehicles to the site cannot access then they are likely to park on Greetwell Gate thus causing congestion. Please see photos.







Noise and Disturbance

There will be an increase in the number of large vehicles passing and parking as the site is small and therefore an increase in noise and pollution. The site will be manned all day I assume so that collections of stored items can be collected therefore increasing the number of vehicles outside of the welfare facility hours of 10.00 to 2.30 eg more than the estimated 15 vehicles. The chemical welfare unit will also need to be emptied, again increasing the number of vehicles. This welfare unit will be run using a generator thus increasing noise levels.

Loss of Light

Large parked vehicles on Greetwell Gate will take light from the ground floor of properties 1 - 4 Wainwell Mews. As upwards of 15 vehicles are anticipated to visit the site each day there will be queuing and parking along the frontage of Wainwell Mews on Greetwell Gate.

Appearance

As the Council have owned this land and have not maintained it to appropriate standards, and although the Conservation Officer has approved boundaries to Heritage Standards it is not an appropriate use of a residential Conservation 1 Area. Should development be approved, will it then set a precedent for other parcels of land in a conservation area to be used in a similar way?

You say that the site is to be used whilst working on St Giles and the Monks Road area of the City - this is not an appropriate site and is not close to either and there are commercial areas closer and more appropriate.

We hope you will consider these objections carefully and withdraw these Applications.

The Directors of Wainwell Mews Management Ltd.

Sent from my iPad

43 Greetwell Gate

Lincoln LN2 4AW

8 November 2020

FAO Julie Mason
Planning Dept.
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln LN1 1DF

Dear Sirs

Land between 1 and 9_11 Greetwell Gate LN2 4AW Planning Application

I am writing to comment on the above application. I understand this an application preparatory to one for permanent change of use with the erection of buildings, walls and gates being the final plan.

I object to the temporary and final plans mainly on traffic grounds. The prospect of service vehicles reversing on to that plot from traffic choked Greetwell Gate, especially when the AMBULANCES are flying down, and the dray lorry delivering to the Morning Star is present _ an obstruction in its own right _ is horrifying to contemplate.

The proposed activity is not in keeping with the residential status of this street, or the Heritage determination of "~~character~~". "*character*"

Important change of use applications should be raised when public meetings of those affected can be held, that is after Covid.

Thank you for your attention to this letter. I have no access at present to the internet.

Yours faithfully


Carole J Morgan

Dear Mr Manning & Mr Cousins,

Re: Depot 9-11 Greetwell Gate, Application ref. 2020/0731/RG3

After reviewing the plans, I oppose the proposed development for two reasons.

Firstly the proposed development would be in **conservation area no. 1** and a **residential area** in close proximity to the cathedral and castle in historic uphill Lincoln. A depot, i.e. a yard to deposit sand and gravel as well as providing toilet and washing facilities for council workers does not fit in this context.

Secondly the narrow road, Greetwell Gate, is a **much used thoroughfare**. It is used by parents and children of 2 infant and primary schools nearby and the footpaths on both sides are already narrow and hazardous for pedestrians, many of them young children. The road is a direct route for emergency vehicles from the hospital to uphill Lincoln. The car park between Greetwell Gate and Langworth Gate is usually fully occupied and is one of the main parking areas for visitors to the cathedral area and locals. This exits directly onto Greetwell Gate. Any council vehicle accessing the proposed development, would have to manoeuvre to get onto the site, thus holding up traffic and causing further congestion in an already busy area. Moreover this could delay ambulances on life-saving missions. It would be unwise to make this sensitive area even more problematic.

I hope the planning department will take my concerns seriously and find a more suitable place for the proposed development, i.e. in the commercial or industrial area nearby where it would be safe and not out of context in conservation area no.1.

Yours sincerely,

Mrs I. Freeman

19 Winnowsty Lane,
Lincoln
LN2 5RZ

Ms Catherine Waby St Mary's Guildhall 385 High Street Lincoln LN5 7SF (Neutral)

Comment submitted date: Sun 08 Nov 2020

We do not object to the installation of a brick boundary wall or the gates as this site has been an eyesore for some time and any work done to secure and improve the site must be welcomed. Our objection is made under the Application number 2020/0731/RG3 which is for change of use from a residential garage site to a commercial "transit" site.

Ms Catherine Waby St Mary's Guildhall 385 High Street Lincoln LN5 7SF (Objects)

Comment submitted date: Sun 08 Nov 2020

We feel that this site is not appropriate for the change of use from residential garages to a commercial maintenance site. Whilst we fully understand, due to the current pandemic, the need for a temporary welfare facility in the north of the city, this is a residential area and the introduction of a commercial facility with vehicles visiting the site daily, is not an appropriate use for this location. Greetwellgate is a relatively narrow thoroughfare used by many vehicles during the day. It is also a main route for emergency vehicles moving from the Hospital to the west of the city. It has adjacent to it, a car park with a very difficult entrance but on street parking and a Primary School less than 100 metres from the site.

The installation of a welfare unit powered by an on-site generator which given the time of year, will need to be in virtually constant use during the day and possibly overnight to avoid freezing is not in keeping with a relatively quiet residential area. It would also appear that the garages are to be used to store "building materials" which will need to be delivered in bulk and we would suggest that the vehicle used for deliveries will be larger than the maintenance staff transport and possibly be unable to enter the site and have to unload on the road side.

Susan Mendum 3 Wainwell Mews Lincoln Lincolnshire LN2 4BF (Objects)

Comment submitted date: Wed 21 Oct 2020

Attn: The Development Team; and
Mr Kieron Manning, Asst Director, Planning

I refer to your letter dated 14 October addressed to Owner/Occupier of 3 Wainwell Mews, Lincoln LN2 4BF regarding the proposed development of land at 9-11 Greetwell Gate. My name is Susan Mendum and I live at this address.

3 Wainwell Mews is situated on Greetwell Gate and I feel strongly that this development is not appropriate use of land in a Conservation 1 Area. The use is for a Pilot Scheme for "Scheduled Repairs" sandbags and grit together with welfare/toilet facilities with up to 15 vehicles visiting between 10.00 and 2.30. I would like to make the following objections:

Highways Safety and Congestion

The visiting council vehicles are likely to be of a truck/lorry size and therefore there will be limitation on the access and number of vehicles on site at any one time as the site is only 220msq. Any waiting vehicles are then likely to wait/park on Greetwell Gate which is narrow and difficult for wide wheel base vehicles to park. Vehicles will park with wheels on the pavement thus causing obstruction to pedestrians, buggies/prams and parents with children trying to pass. These vehicles will then cause congestion as it is difficult for other wider vehicles to pass down Greetwell Gate.

Greetwell Gate is a main emergency route for ambulances from the County Hospital.

Loss of Light

Large parked vehicles take light from the ground floor of my property and the three other properties comprising Wainwell Mews fronting Greetwell Gate. 15 vehicles per day are anticipated to visit the site - there will be queuing and parking along the frontage of Wainwell Mews on Greetwell Gate.

Noise Disturbance

There will be an increased number of large vehicles passing and parking as the site is small and therefore an increase in noise and pollution.

Appearance

Although you propose erecting walls and gates in keeping with a Heritage Area, there has not been in recent years a commercial/public works in this Conservation 1 Area so however you disguise the site you are making this an active "Works" site. It is not an appropriate location nor is it appropriate for toilet/welfare facilities. You say 'historical welfare/storage facilities traditionally used are no longer suitable' so how is this site more suitable.

I hope you will give these points your serious consideration and withdraw this Planning Application.

Susan Mendum
3 Wainwell Mews, Greetwell Lane, Lincoln LN2 4BF.

9 Wainwell Mews
Lincoln
LN2 4BF

Julie Mason
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln

1

26/10/20

Dear Madam,

We were most disappointed to receive your letter dated 20th October and learn, belatedly, about the plans to install toilet facilities and a storage area for building materials, in a historic area of Greetwell Gate.

Whilst we acknowledge that efforts are being made to avoid congestion at school drop off/collection times, surely the location is highly unsuitable.

The road is quite narrow and can be busy at any time of day. Ambulances from the hospital, just a few hundred yards away, use the road frequently and often in emergencies. Delivery vans, struggling to find parking, are also very common.

Also, vehicles bringing workers to and fro to the proposed facility are using an area of Lincoln frequented by visitors often unfamiliar with the unusual road layout and, of course, the well-used carpark.

In our opinion, you will be introducing a potential hazard.

William & Catherine Thompson



Mrs. E. K. Taylor
23, Eastgate,
Lincoln LN2 1LZ

20th October
2020

CITY OF
27 OCT 2020
LINCOLN COUNCIL

① Dear Sir/Madam,

Regarding the installation of a
Brick Wall and Gate on Greetwell Gate,

It is what is going to be behind
the wall and gate that I am most concerned
about,

My back Gate is bang opposite the
said wall and I have been told that
behind the wall will be Toilets for
Work-men who will also be washing
down vehicles and themselves and may
have been in contact with this "Corona Virus"
I certainly, and also yourselves I am sure
would not wish to be in such close
proximity to something as contagious as that.

The facility you wish to build
should be away from all residential
properties, I am sure Council have many
such sites.

Please get back to me as I am rather
frightened and concerned, as are my friends
and family.

Yours Faithfully

Comments from Applicant

Before the planning application was submitted, several concerns were raised to the City of Lincoln Council and these have been addressed before submitting the application, but since the formal submission, There have been several questions relating to the proposed use of this land, the following statement is intended to clarify the points raised and dismiss some of the misinformation surrounding the proposed use for this site.

Traffic

Concerns referring to the restrictive one-way road, speeding and traffic in the area

The Highways Agency have been consulted and have no objections to this proposed site. Unfortunately, Regardless of what happens on this site, we cannot alter how other road users choose to behave. The City of Lincoln Council staff are well aware of the driving standards that are expected when driving council vehicles, and this is monitored through a telematics system.

The proposed development of the site should not have any significant impact on the congestion in the area, more than the original garage site due to only two vehicles being able to visit the site on the approval of the onsite team leader. The restrictions on times of use should have a positive impact on school drop of and pick up times as we are unable to restrict tenants who rent these garages.

This site will only actively be used for 3 out of every 12 weeks on a rolling scheduled repair scheme. With Tradespersons only able to visit the site between 10 am and 2 pm and with prior notification to the team leader on site.

The design of the development allows City of Lincoln Council vehicles to drive forwards onto the site and have a safe space to reverse into on exiting the site. Therefore allowing them to leave facing forwards allow giving full visual awareness of their surroundings so no reversing out onto a highway will be necessary. The largest vehicle attending site will be no larger than a transit sized vehicle in flatbed form, meaning they can drive into site and not cause an obstruction to pedestrians or emergency vehicles. Like others have to in the area such as the Morning star when receiving deliveries.

Narrow pavements.

Pavements around the local area are narrow, but with the setting back of the retainer wall 500mm, this will have the added benefit of produce a small section of wider path for pedestrians and a potential passing point with suitable ground conditions underfoot in the entrance when not in use.

Appearance

The visual appearance will be in keeping with the local heritage area which although the area is becoming more and more diverse the design has been sympathetic and complementary to the historical architecture of the area by using heritage colours, brickwork patterns and construction methods and has been approved by a conservation officer.

Alternative sites.

Other site locations have been investigated, but small sites that meet the requirements are not in the local area while carrying out City of Lincolns Councils COVID-19 recovery. The use of the 3 garages bring minimal income into City of Lincoln Council and therefore will have minimal impact during financial pressures placed on local authorities

COVID-19.

The council has a wide range of COVID-19 control measures in place as any reasonable employer does at this time to minimise the risk to the public and its employees and these control measures will ensure that any further risk is brought into the area are controlled. All HRS staff are local to the area and are fully briefed on COVID-19 control measures and pose no increased risk than any visitor or resident visiting the area

Use of land.

The site will be solely for the use of welfare facilities and picking up small materials and not for vehicle or operative washing. With some resilience, materials are stored here and accessed in the event of an emergency such as flooding.