

Application Number:	2021/0301/RG3
Site Address:	Land Between 1 and 9 - 11 Greetwell Gate, Lincoln, Lincolnshire
Target Date:	2nd July 2021
Agent Name:	Karaolides Szynalska Architects Ltd
Applicant Name:	Mr Matthew Hillman
Proposal:	Extension of existing permission (2020/0731/RG3) for the siting of a mobile unit for use as a temporary welfare centre until 12th December 2021.

Background - Site Location and Description

The application proposes to extend the use of the site for a temporary welfare centre. 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. A previous application granted temporary consent for the same use under application 2020/0731/RG3 expired on 31st March 2021. The current application proposes to use the site until 12th December 2021.

The site is located 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 was previously granted under 2020/0694/RG3 for a new wall and gates at the entrance of the site. The wall has now been constructed.

The application is brought before Planning Committee as the proposal is made by the City of Lincoln Council on council owned land.

Site History

Reference:	Description	Status	Decision Date:
2020/0731/RG3	Siting of a mobile unit for use as a temporary welfare centre. Use of existing garages as storage for building materials.	Granted Conditionally	3rd December 2020

Case Officer Site Visit

Undertaken on 13th May 2021.

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

Public Consultation Responses

Name	Address
Mrs I.G. Freeman	19 Winnowsty Lane Lincoln LN2 5RZ
Susan Mendum	3 Wainwell Mews Lincoln Lincolnshire LN2 4BF

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

Two objections have been received 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 and road safety issues from increased traffic and increased noise and disturbance.

Acceptability of Use

The use of the site as a Welfare Centre with a temporary mobile unit was previously granted by Planning Committee under application 2020/0731/RG3 until 31st March 2021. The use was due to be implemented early in 2021 although due to National Restrictions relating to Covid 19 and the national lockdown which started in January 2021, the use was not implemented before it ran out on 31st March 2021. The application therefore seeks to extend the use until December 2021.

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 19 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 applicants have applied for use of the site every four weeks out of every 12 to allow materials to be dropped off the week before each block begins, should this be required. The use of the welfare facility is therefore required every four 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 likely trip generation of 15 vehicles per day. The unit would be removed from the site for the 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.

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 a welfare facility 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 4 weeks in every 12 and for a temporary period up until 12th December 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 4 weeks out of 12 and for the hours proposed between 10am and 2:30pm. Officers also recommend a condition to limit the use until 12th December 2021. As with the previous permission, a condition is proposed to install CCTV to ensure effective oversight of the operation of the site.

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

Since the previous consent was granted, the site has seen investment through refurbishment of the garages on the site and the erection of the boundary wall to the entrance of the site. These have both brought 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.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed use of the site as a temporary welfare centre 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 Conditionally with the following conditions

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

- 03) Prior to commencement of the use, CCTV shall be installed at the site.

Reason. In order to monitor and manage the approved use.

- 04) The welfare unit shall be used by operatives between the hours of 10:00am - 2:30pm every 4 weeks out of 12 only.

Reason. In order to protect residential amenity.

- 05) The use hereby approved for a temporary welfare centre shall cease after 12th December 2021.

Reason: In accordance with the temporary nature of the planning permission.