

Application Number:	2021/0479/CXN
Site Address:	Land at Wolsey Way (between Larkspur Road and Windermere Road), Lincoln.
Target Date:	8th September 2021
Agent Name:	None
Applicant Name:	Taylor Lindsey Ltd
Proposal:	Variation of Condition 8 (full engineering, drainage, street lighting and constructional details of the streets proposed for adoption) of planning permission 2016/0842/OUT to reflect subsequently agreed drainage strategy with Anglian Water and updated drainage strategy.

Background - Site Location and Description

Permission is sought to vary the wording of Condition 8 of 2016/0842/OUT

Condition 8 of original application stated:

No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

It is proposed to replace this wording with:

No development shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage designs are to be in accordance with the revised Flood Risk Assessment dated 07 May 20201 by Eastwood and Partners. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

This change is sought to reflect changes made to the drainage strategy following further consultation with Anglian Water.

Permission was granted in 2019 for outline planning permission for 14 bungalows with only the access fixed for the development, i.e. the position access is taken from Wolsey Way. All other details, including the layout and landscaping of the site; and size of the bungalows are all indicative at this stage. Along with the appearance of the dwellings, these would be agreed through subsequent application(s) for Reserved Matters.

The application site is located to the west of Wolsey Way. It adjoins the King George V

Playing Field to the west and residential development in Westholm Close, Hurstwood Close and Wolsey Way to the north; and Larkspur Road to the south.

Site History

Reference:	Description	Status	Decision Date:
2016/0842/OU T	Erection of 14 Bungalows (Outline) (Flood Risk Assessment and Drainage Layout received in relation to proposals 29 August 2017)	Granted Conditionally	25th November 2019

Policies Referred to

- National Planning Policy Framework

Issues

Whether the proposed wording of Condition 8 is acceptable.

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
Education Planning Manager, Lincolnshire County Council	No Response Received
Lincolnshire Police	Comments Received
Lincoln Civic Trust	Comments Received
Environment Agency	Comments Received
Anglian Water	No Response Received
Upper Witham, Witham First District & Witham Third District	Comments Received
West Lindsey District Council	Comments Received

Public Consultation Responses

Name	Address
Mrs Linda Graby	Kidra, 22 Larkspur Road, Lincoln, Lincolnshire LN2 4SS
Mrs Carol Gurga	14 Montaigne Garden, Lincoln, Lincolnshire LN2 4RL
Mr Richard Crampton	9 Hurstwood Close, Lincoln, Lincolnshire LN2 4TX
Mrs Wenda Stewart	136 Wolsey Way, Lincoln, Lincolnshire LN2 4TW

Consideration

This application seeks to approve the rewording of Condition 8 of application 2016/0842/CXN. This is the only issue which can be considered, the principle of the development has already been determined and outline permission granted conditionally.

Two letters have been received from neighbours which comment on traffic and access to the site. This cannot be considered as part of this application.

A further neighbour letter refers to the presence of a 6ft hedge on the boundary within the plans. The boundary treatment for the site is the subject of a separate planning condition and details would be required to be submitted prior to commencement of development. Hedging is not being considered as part of this application.

The submitted drainage strategy has been supported by the relevant technical authorities, Anglian Water and the Highways Authority.

Conclusion

The proposed Drainage Strategy is acceptable, and the rewording of Condition 8 is acceptable to reflect the detail contained within.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally subject to the signing of the S106 Deed of Variation Agreement.

Conditions

As per the previous application with the reworded Condition 8 as per this application.