

Consultee Comments



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
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Your Ref: App 2021/0275/FUL

30th March 2021

Development & Environmental Services
City Hall, Beaumont Fee
Lincoln, LN1 1DF

Town and Country Planning Act 1990
Consultation on Planning Permission

The Moorland Centre, 3 Moorland Way, Lincoln, Lincolnshire, LN6 7TN

Demolition of existing building and redevelopment to provide a food store (Use Class E), two retail units (Use Class E) and a drive-thru restaurant (Use Class E), car parking and associated external works including landscaping (Resubmission)

Thank you for your correspondence and opportunity to comment on the proposed development.

Lincolnshire Police has No objections to this application.

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *Homes 2019* which can be located on www.securedbydesign.com

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.
Force Designing Out Crime Officer (DOCO)

Warren Peppard
Head of Development Management
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1YL
Tel: 01522 782070
HighwaysSUDsSupport@lincolnshire.gov.uk

To: Lincoln City Council

Application Ref: 2021/0235/FUL

Proposal: Change of use from Betting Shop (Sui Generis) to Hot Food Takeaway (Sui Generis).

Location: 5 Silver Street, Lincoln, Lincolnshire, LN2 1HH

With reference to the above application received 1 April 2021

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.

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

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:
John Clifton
for Warren Peppard
Head of Development Management

Date: 15/04/2021

Consultee Comments for Planning Application 2021/0235/FUL

Application Summary

Application Number: 2021/0235/FUL

Address: 5 Silver Street Lincoln Lincolnshire LN2 1HH

Proposal: Change of use from Betting Shop (Sui Generis) to Hot Food Takeaway (Sui Generis).

Case Officer: null

Consultee Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: Not Available

On Behalf Of: Lincoln Civic Trust

Comments

OBJECTION

We object as a matter of principle to the proposal for a takeaway on Silver Street which is not conducive for this use. There is no parking facility and the litter that would be generated would be unacceptable. Furthermore, this particular application is totally unacceptable as the plans produced are poor to say the least and do not show any proper conversion of the premises. There are no details as to the positioning of the extractors and air conditioning units, very few details as to waste and rubbish storage and collection and no details as to the sanitary provisions. We strongly recommend this application be refused.

Neighbour Comments

Comments for Planning Application 2021/0235/FUL

Application Summary

Application Number: 2021/0235/FUL

Address: 5 Silver Street Lincoln Lincolnshire LN2 1HH

Proposal: Change of use from Betting Shop (Sui Generis) to Hot Food Takeaway (Sui Generis).

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 23 Cromwell Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to this proposal for a takeaway on Silver Street, the proposed position for the extraction unit is absolutely not suitable, and would extract frying smells into a shared alleyway, which will affect commercial and residential properties. The planning in this area seems minimal and the details of this purposefully omitted. There also is clearly no adequate space for the amount of waste outside that a business of that size would generate, and the general smell from the property would be unworkable and antisocial to the neighbours here, with the shared corridor leading onto a hallway with an open elevator the smell would travel easily, before even taking into account possible leakage through other parts of the building, to add to this, the noise that would be generated from the property does not equate to a suitable neighbour against commercial office spaces and residential areas. Also if the business plans to load goods through the shared corridor this will be incredibly disruptive, and block access to others who must access the building, in my mind this is totally unacceptable and irresponsible. Additionally we are a young technology company who have just moved into the building and invested a lot of money and resources into setup. I strongly recommend this application be refused.

Comments for Planning Application 2021/0235/FUL

Application Summary

Application Number: 2021/0235/FUL

Address: 5 Silver Street Lincoln Lincolnshire LN2 1HH

Proposal: Change of use from Betting Shop (Sui Generis) to Hot Food Takeaway (Sui Generis).

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 37 Monks Road Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposal for a takeaway. Due to the location there is no adequate space for the waste outside and there is no parking facilities suitable for such endeavour. Due to the nature of takeaways there is a risk of both noise and bad smell that would cause the neighbouring businesses to suffer from this as well.

Comments for Planning Application 2021/0235/FUL

Application Summary

Application Number: 2021/0235/FUL

Address: 5 Silver Street Lincoln Lincolnshire LN2 1HH

Proposal: Change of use from Betting Shop (Sui Generis) to Hot Food Takeaway (Sui Generis).

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 44 Gresham Street Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposal on several bases. As noted by the Civic Trust and Environmental Officer, the planning for the extraction unit is at best minimal and unsuitable. The designs proposed would either obstruct the first floor windows, or leak smells into the communal alleyway which is shared by various commercial and residential properties. The age and conversion of the property also makes it highly likely that the smells from the takeaway would leak into the units above the shop. Tended, a young technology start up, has just invested significant time and money into moving into these offices, which are now at risk of being untenable for a workplace. Silver Street, or Lincoln for that matter, does not need yet another hot food takeaway.

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Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 44 Gresham Street Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi! I'd like to raise an objection to this proposed planning project on Silver Street. I'm the office manager for a tech startup who have just spent a lot of time renovating the 1st floor in the same building as we move our offices to the city centre.

My concerns:

1. The ventilation will have to come out into our shared entranceway. This will affect both us, our visiting clients, the art gallery above us, as well as the other businesses and residential properties that back onto the alley. The noise and smell may render our new office and the art gallery above us unusable.

2. There also literally isn't any space for the wastage needed - we can only just fit our bins for ourselves and the local artists who work on the second floor into the provided space for the entire property. If additional commercial bins are added, they would block the fire route for the first and second floor of the property as there simply isn't room.

As I am in charge of fire and health and safety for our company offices, I'm very concerned about the H&S risk of the new tenant not keeping the route clear. There is also additional concern about overflow/rubbish lying around as there isn't room for an adequate commercial bin that could leave poor impression on visiting clients and guests at the gallery above us, as well as blocking safe fire routes.

Thanks for reading my comments, and have a good day :)

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Proposal: Change of use from Betting Shop (Sui Generis) to Hot Food Takeaway (Sui Generis).

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 5 Silver Street Lincoln Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I strongly object to the planning application for the following reasons:

Considerable expense and effort has gone into creating a new headquarter location for one of Lincoln's foremost tech companies.

Whilst the position is above a retail store front, there appears to be:

- Inadequate ventilation for pungent, strong smelling foods to be cooked below,

- Our office location simply becomes a place we would not invite visitors to our city of Lincoln HQ due to the presence of such an outlet below,
- There are likely health effects from the inhalation of unpleasant fumes and odours,
- Windows could not be opened to ventilate office accommodation which has become an important facet of maintain Covid-security as a workplace,
- The proposed position for the extraction unit is neither suitable or viable and would either obstruct the fresh air ventilation to the first floor OR extract frying odours into a shared alleyway.

This will flow into various commercial and residential properties. The plans do not adequately address this point.

- There isn't adequate space for the waste outside, much of which will be food waste, heightening the risk of infestations and rodents,
- Venues such as this tend to be noisy and in order to satisfactorily extract to environmental standards, these too would create a noise nuisance for occupants on the first and second floor.
- There is an independent art gallery open to the public and this could significantly impact their work and livelihoods if the venue suffers from littering, street waste and overpowering aromas,
- There are already a number of fast-food outlets in the vicinity of this location. If the council seeks a balanced, day and night economy, it needs to take account of all occupants and, in particular, organisations who can improve the attractiveness of living and working in Lincoln. This application has the opposite effect.

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Address: 5 Silver Street Lincoln Lincolnshire LN2 1HH

Proposal: Change of use from Betting Shop (Sui Generis) to Hot Food Takeaway (Sui Generis).

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 58 Hibaldstow road Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning permission for the hot food takeaway should not be given as this would make the office upstairs pretty much unusable. This is an old building, and there is a high chance that the smell of cooking food would leak through the floor.

I am currently working in a young technology company upstairs, and we have just moved in, so it would be pretty devastating to be forced out, because of the constant smell.

Furthermore, we do have plenty of takeaways on the high street anyway, it would be much better to support other type of businesses.

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Proposal: Change of use from Betting Shop (Sui Generis) to Hot Food Takeaway (Sui Generis).

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 60 Cambrai Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed change of use for 5 Silver Street to become a food takeaway. The proposal for the extraction unit is not suitable and would allow food cooking smells into a shared alleyway and into adjoining commercial and residential properties. There is also not enough space in this alleyway for waste that would be generated, and there is a concern the amount of noise from the extractor fan. Furthermore, a young technology company has recently moved into the unit above the proposed takeaway and have invested a significant amount of money and resources into getting set up. I recommend this application be refused.

Comments for Planning Application 2021/0235/FUL

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Application Number: 2021/0235/FUL

Address: 5 Silver Street Lincoln Lincolnshire LN2 1HH

Proposal: Change of use from Betting Shop (Sui Generis) to Hot Food Takeaway (Sui Generis).

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: 8 John O'Gaunt House, Gaunt Street Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to raise multiple concerns about the production of this hot food takeaway on Silver street. Based on the documents provided and the comments made by the environmental officer, there is not a substantial amount of space nor a suitable place to extract the smell as it is surrounded by offices and residential neighbors. There is also only one small entry alleyway, and if this was to be congested from food deliveries or be polluted by waste and food smells this would be damaging to the image of our office as well as the art gallery/studio above.

I personally live above a hot food takeaway shop, and the smell from the waste alone is enough to be very off-putting. From experience living above one, I can personally attest that this would be detrimental to a healthy and happy working environment. As

we've just relocated our office to Silver street, it feels like such a waste of time and money renovating our new office for it to no longer be suitable for comfortable work due to sound and smells.

I object to the location of the proposed hot food takeaway site, as it is inconsiderate to the direct surroundings of offices, residents, and galleries.

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Address: 5 Silver Street Lincoln Lincolnshire LN2 1HH

Proposal: Change of use from Betting Shop (Sui Generis) to Hot Food Takeaway (Sui Generis).

Case Officer: Lana Meddings

Customer Details

Name: Alex Ford

Address: Boole Technology Centre Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No proper waste disposal, there's an independent art gallery nearby, and could be impacted by the position of the extraction unit

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Proposal: Change of use from Betting Shop (Sui Generis) to Hot Food Takeaway (Sui Generis).

Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: Apartment 3 6 Alfred Street Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hi, I work for a tech startup that has recently moved into the 1st floor of the same building after a lengthy and expensive renovation of said floor. I strongly object to this proposal for the following reasons:

1. As indicated by the Civic Trust and Environmental Officer, the planning for the extraction unit is at best minimal and unsuitable. The resulting noise and smell could render our new office and the art gallery above unusable.
2. There is a severe lack of space in the alleyway, we can only just fit our bins for ourselves and the artists. I am extremely, concerned that addition of more commercial

bins would obstruct the alleyway and our fire escapes. Not to mention the high potential rats/ other pests that commonly come with the proposed type of shop.

3. The designs proposed would obstruct the windows on the first floor, preventing the ventilation of our office which is extremely important in order to maintain a covid safe environment to work in.

4. There are already more than enough fast-food outlets in the vicinity of the building, I fail to see the benefit of adding another one.

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Case Officer: Lana Meddings

Customer Details

Name: Not Available

Address: Broadoak Road Erith

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I work very near this address and there aren't sufficient plans for proper extraction of food smells and additionally first floor windows would be obstructed.

Noise pollution is also an issue for the space outside and the extractor fans.

No sufficient waste storage facilities available.

The cooking smell would adhere itself to clothing and all premises nearby, forcing some to have to move.

There are already many takeaways on this road.