

Present: Councillor Naomi Tweddle (*in the Chair*),
Councillor Bob Bushell, Councillor Biff Bean, Councillor
Alan Briggs, Councillor Liz Bushell, Councillor
Gary Hewson, Councillor Rebecca Longbottom,
Councillor Bill Mara, Councillor Edmund Strengiel and
Councillor Calum Watt

Apologies for Absence: Councillor Chris Burke and Councillor Mark Storer

62. Confirmation of Minutes - 1 December 2021

RESOLVED that the minutes of the meeting held on 1 December 2021 be confirmed and signed by the Chair as a correct record.

63. Declarations of Interest

Councillor Naomi Tweddle declared a Disclosable Pecuniary Interest in relation to Minute 66(b) – *Lincoln Central Market, Sincil Street, Lincoln* and Minute 66(c) – *Lincoln Central Market, Sincil Street, Lincoln (LBC)*, as her husband worked for Major Developments at the City of Lincoln Council. Councillor Tweddle advised that she would leave the meeting for the consideration of these items.

Councillor Gary Hewson declared a Personal Interest with regard to Minute 66(a) – *Land at Beaver Street, Lincoln*, as he served as a member of the Upper Witham Drainage Board. Councillor Hewson advised that he had duly considered whether this interest was a pecuniary interest under the Member Code of Conduct. When taking into consideration the reasonable member of the public test, as outlined in the Code of Conduct, and the assessment of how much this application would affect the Drainage Board, he did not consider that his interest was a pecuniary interest. He would therefore be participating in the meeting as a member of the Committee.

Councillor Rebecca Longbottom declared a Personal Interest with regard to Minute 66(a) – *Land at Beaver Street, Lincoln*, as she served as a member of the Upper Witham Drainage Board. Councillor Longbottom advised that she had duly considered whether this interest was a pecuniary interest under the Member Code of Conduct. When taking into consideration the reasonable member of the public test, as outlined in the Code of Conduct, and the assessment of how much this application would affect the Drainage Board, she did not consider that her interest was a pecuniary interest. She would therefore be participating in the meeting as a member of the Committee.

64. Update Sheet

An update sheet was circulated in advance of the meeting, which included:

- Proposed conditions for Lincoln Central Market, Sincil Street, Lincoln 2021/0849/FUL and 2021/0850/LBC

RESOLVED that the update sheet be received by the Planning Committee.

65. Work to Trees in City Council Ownership

Dave Walker, Arboricultural Officer:

- a. advised the Committee of the reasons for proposed works to trees in the City Council's ownership and sought consent to progress the works identified, as detailed at Appendix A of his report.
- b. highlighted that the list did not represent all the work undertaken to Council owned trees, it represented all the instances where a tree was either identified for removal, or where a tree enjoyed some element of protection under planning legislation, and thus formal consent was required.
- c. explained that ward councillors had been notified of the proposed works.

RESOLVED that the works set out in the schedules appended to the report be approved.

66. Applications for Development
67. Land at Beevor Street, Lincoln.

The Assistant Director of Planning:

- (a) advised that this was a hybrid application for a mixed use development on land to the north of Beevor Street. The full element of the application proposed five industrial buildings, comprising a total of 21 units, for the flexible use within Use Classes B2, B8 and E(g). The outline element of the application proposed offices within Use Class E(g)(i), with details of scale to be considered.
- (b) highlighted that the full application included Building A, which was a large unit with ancillary offices located close to the entrance to the site. The remaining four buildings; B, C, D and E, would be located along the south west boundary, each subdivided into five units. The buildings would be for the purposes of general industrial use (B2) and storage and distribution (B8), with ancillary office space (E(g)). The units would be served by a total of 43 car parking spaces, cycle parking, landscaping and two areas for landscaped SuDs features.
- (c) confirmed that the outline element of the application proposed two office buildings. An indicative plan had identified the proposed footprint and position of these, although it was highlighted that the matter of scale was to be considered as part of the application. The indicative plan also proposed associated car parking, cycle parking and areas of landscaping, including a further SuDS feature.
- (d) explained that the application site was an irregular shaped parcel of previously developed land. The site was relatively flat and comprised areas of concrete and stone hardstanding associated with the former use as a storage and distribution yard. Areas of soil and scrub were present towards the north and west of the site.
- (e) highlighted that the site was located within Flood Zones 2 and 3.

(f) also highlighted that revised plans and information had been submitted during the process of the application to address comments and concerns from officers, the Environment Agency, the City Council's Pollution Control Officer and Lincolnshire County Council. These were detailed within the report.

(g) provided details of the policies pertaining to the application, as follows:

- Policy LP1: A Presumption in Favour of Sustainable Development;
- Policy LP2: The Spatial Strategy and Settlement Hierarchy;
- Policy LP5: Delivering Prosperity and Jobs;
- Policy LP13: Accessibility and Transport;
- Policy LP14: Managing Water Resources and Flood Risk;
- Policy LP16: Development on Land affected by Contamination;
- Policy LP25: The Historic Environment;
- Policy LP26: Design and Amenity; and
- National Planning Policy Framework.

(h) confirmed that consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

(i) outlined the responses made to the consultation exercise.

(j) concluded that:

- the site was located as a Strategic Employment Site within the Central Lincolnshire Local Plan, and the principle of the proposed uses were acceptable.
- the layout, scale, height and design of the industrial units, the subject of the full element of the application, were considered to be appropriate.
- while the layout, access, external appearance, and landscaping in relation to the outline element of the proposal were all reserved for later consideration, officers had no objection in principle to the indicative details provided.
- the scale of the offices had been considered, to which there was no objection.
- it was considered that the developments would make effective use and efficient use of land and would reflect the architectural style of the local surroundings.
- the proposal would not have an undue impact on neighbouring uses and properties.
- matters relating to highways, flood risk, surface water drainage, foul water drainage, dust, air quality, contamination, archaeology, and trees had been appropriately considered by officers and the relevant statutory consultees, and could be dealt with as required by condition.

The Committee was provided with an opportunity to ask questions, where the following points were noted:

- It was confirmed that the proposals would not impact on the proposed bridge for the Western Growth Corridor spine road, as the landing point for the bridge would be further east;

- Members of the Committee recognised that the proposed changes were much needed and could result in an increase in jobs within the City.
- The life of the buildings was queried, and it was advised that it was difficult to put a life span on such buildings owing to the materials used, particularly as they had brick bases. However, it was emphasised that the building proposals were as sustainable as they could be.
- The design of the SuDS would form part of a landscaping condition.
- It was queried whether the number of proposed e-parking spaces were adequate for the future. In response, it was advised that new regulations were anticipated in 2023 which would introduce a ratio for e-parking and electronic vehicle charging points.
- It was highlighted that EMR had raised concerns over potential noise, and it was advised that this would be addressed as part of reserved matters. Similarly, any concerns with regards to security would be addressed at the reserved matters stage.

RESOLVED that planning permission be granted subject to the following conditions with delegated authority granted to the Assistant Director of Planning to secure the financial contributions as required by Lincolnshire County Council through a S106 Agreement:

Conditions

Full planning permission

- Time limit of the permission
- Development in accordance with approved plans
- Site characterisation, contamination remediation and implementation
- Construction Management Plan
- Archaeological Written Scheme of Investigation
- In accordance with FRA
- No drainage systems installed without consent
- Proposed site and floor levels
- Details of boundary treatments, including wall and gates at site entrance
- Samples of materials
- Landscaping scheme
- Surfacing details
- Implementation of Travel Plan
- Specification for EV charging points
- Restriction on changes to other uses within the Use Class E

Outline consent

- Time limit for submission of reserved matters and implementation of permission
- Submission of reserved matters relating to layout, external appearance, access, and landscaping
- Development in accordance with approved plans
- Site characterisation, contamination remediation and implementation
- Construction Management Plan
- Archaeological Written Scheme of Investigation
- In accordance with FRA
- No drainage systems without consent

- Noise impact assessment
- Proposed site and floor levels
- Implementation of Travel Plan
- Scheme for EV charging points
- Restriction on changes to other uses within the Use Class E

68. Lincoln Central Market, Sincil Street, Lincoln

(Councillor Naomi Tweddle left the room for the rest of the meeting at this stage of proceedings, having declared a disclosable pecuniary interest in the remaining items to be considered. She took no part in the discussion or vote on the matters to be determined.)

(Councillor Bob Bushell took the Chair for the remainder of the meeting.)

The Planning Team Leader:

(a) outlined an application submitted for:

- the erection of a new substation to the rear / side of the Central Market building;
- additional kitchen extraction equipment, including a new external cowl flue to the roof.
- the previously approved external bid store was also subject to a revision.

(b) highlighted that an accompanying application for listed building consent had also been submitted, as detailed at Minute 66(c).

(c) advised that planning permission and listed building consent had been approved by the Committee in June 2021 for the wholesale refurbishment and extension of the existing market building, including the insertion of a mezzanine and also the opening up of the blind arches, to enable the market to provide a retail and food offering more in line with current commercial needs and welcomed investment into the listed building.

(d) confirmed that the property was grade II listed and was located within the Cathedral City Centre and Conservation Area No.1.

(e) advised that the site was situated within the Central Mixed-Use Area and was also part of the primary shopping street, as identified in the Central Lincolnshire Local Plan.

(f) provided details of the policies pertaining to the application, as follows:

- Policy LP25: The Historic Environment;
- Policy LP26: Design and Amenity;
- Policy LP27: Main Town Centre Uses – Frontages and Advertisements; and
- National Planning Policy Framework.

(g) highlighted that the application was submitted by the City of Lincoln Council, as owners of the building.

- (h) confirmed that consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.
- (i) outlined the responses made to the consultation exercise.
- (j) concluded that:
- the proposed substation was required for the successful operation of the refurbished market building, which would be freestanding and located to the rear of the site where public views were limited.
 - the proposed additional air intake system was required to enable the successful functioning of the building. Views of the external cowl and louvre inserts to the existing window apertures would be limited and had been carefully considered with regard to their position, colour and finish.
 - the proposed revision to the bin store as for vertically installed larch hit and miss boarding in place of the previously approved grey aluminium horizontal louvres, would be located to the rear of the site where public views were limited.
 - the proposed works were not therefore considered to detract from the special architectural or historic interest of the listed building and were therefore in accordance with both local and national planning policy.

In response to a question, it was confirmed that it was proposed that the bin store would now be made from wood, opposed to aluminium, which had been deemed appropriate for a listed building.

RESOLVED that planning permission be granted subject to the conditions as set out below.

Conditions

- 1) Prior to works commencing on site to install the substation, details of the colour finish for the substation shall be submitted to and approved by the City of Lincoln Council, as Local Planning Authority. The substation shall be installed in accordance with the approved colour details.

Reason: In the interests of the visual amenity of the area and the setting of the listed building.

- 2) The bin store and roof cowl shall be finished in RAL 7024 at installation and shall be retained as such at all times.

Reason: In the interests of visual amenity and the setting of the listed building.

69. Lincoln Central Market, Sincil Street, Lincoln (LBC)

The Planning Team Leader:

- (a) outlined an application submitted for Listed Building Consent (LBC) at Lincoln Central Market, Sincil Street, Lincoln requesting:

- the erection of a new substation to the rear / side of the Central Market building;
 - additional kitchen extraction equipment, including a new external cowl flue to the roof.
 - the previously approved external bin store was also subject to a revision.
- (b) advised that planning permission and listed building consent had been approved by the Committee in June 2021 for the wholesale refurbishment and extension of the existing market building, including the insertion of a mezzanine and also the opening up of the blind arches, to enable the market to provide a retail and food offering more in line with current commercial needs and welcomed investment into the listed building.
- (c) confirmed that the property was grade II listed and was located within the Cathedral City Centre and Conservation Area No.1.
- (d) advised that the site was situated within the Central Mixed-Use Area and was also part of the primary shopping street, as identified in the Central Lincolnshire Local Plan.
- (e) provided details of the policies pertaining to the application, as follows:
- Policy LP25 The Historic Environment; and
 - National Planning Policy Framework.
- (f) highlighted that the application was submitted by the City of Lincoln Council, as owners of the building.
- (g) confirmed that consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.
- (h) outlined the responses made to the consultation exercise.
- (i) concluded that:
- the proposed substation was required for the successful operation of the refurbished market building, which would be freestanding and located to the rear of the site where public views were limited.
 - the proposed additional air intake system was required to enable the successful functioning of the building. Views of the external cowl and louvre inserts to the existing window apertures would be limited and had been carefully considered with regard to their position, colour and finish.
 - The proposed revision to the bin store as for vertically installed larch hit and miss boarding in place of the previously approved grey aluminium horizontal louvres, would be located to the rear of the site where public views were limited.
 - the proposed works were not therefore considered to detract from the special architectural or historic interest of the listed building and were therefore in accordance with both local and national planning policy.

RESOLVED that the planning permission for Listed Building Consent be granted subject to the conditions as set out below.

Conditions

- 1) Prior to work commencing on site to install the internal duct work to the interior of the Central Market, details of the proposed duct works shall be submitted to and approved by the City of Lincoln Council as Local Planning Authority (LPA). The details shall include the location of the duct work, method of attachment, visuals of the proposed duct work, materials, colour finish and dimensions. The ducting shall be installed in accordance with the approved details.

Reason: In the interests of the special architectural and historic interest of the listed building.

- 2) Prior to the installation of the louvres to the existing windows, details of the grey colour for the louvres shall be submitted to and approved by the City of Lincoln Council as LPA. The louvres shall be installed in accordance with the approved colour details.

Reason: In the interests of the special architectural character and historic interest of the listed building.

- 3) The bin store and roof cowl shall be finished in RAL 7024 at installation and shall be retained as such at all times.

Reason: In the interests of the special architectural character and historic interest of the listed building.