

Consultee Comments



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To: Lincoln City Council

Application Ref: 2021/0621/FUL

Proposal: **Change of use of ground floor from public house (Use Class Sui Generis) and existing upper floor flat to form two maisonettes (Use Class C3). Demolition of rear outbuildings to facilitate a two storey extension and the erection of one new dwelling**

Location: **108 Newland Street West, Lincoln, Lincolnshire, LN1 1PH**

With reference to the above application received 2 August 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

**Highway Informative 03**

The permitted development requires the formation of a amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact [vehiclecrossings@lincolnshire.gov.uk](mailto:vehiclecrossings@lincolnshire.gov.uk)

**Highway Informative 08**

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This

will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to surface water risk on all Major applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the surface water risk for this planning application.

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage on all Major Applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the drainage proposals for this planning application.

**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:

Date: 12/08/2021

*John Clifton*

for Warren Peppard

Head of Development Management

## Neighbour Comments

### 60 Richmond Road Lincoln Lincolnshire LN1 1LH (Objects)

Comment submitted date: Wed 29 Sep 2021

It will be huge loss to community . Loved to watch the life music by local artists.  
There are already too many student accommodations in this area, we do not need any more.

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### 4 Squires Place Nettleham Lincoln LN2 2WH (Objects)

Comment submitted date: Fri 24 Sep 2021

I am Secretary of the Lincoln Branch of the Campaign for Real Ale (CAMRA). I wish to object to the planning application (2021/0621/FUL) to change the use of the West End Tap public house at 108 Newland Street West to private dwellings.

The pub was previously The Vine Inn. It reopened under its new name in December 2013, following major renovations. The pub has a fresh, contemporary look, designed to appeal to students as well as other locals.

As one of the genuine free houses in the city, the pub has a significant commercial advantage over other establishments. The quality of the pub and its beers were recognised when it earned a place in CAMRA's Good Beer Guide 2016.

In an area where there is sometimes tension between students and other residents, the West End Tap has generated community cohesion and social interaction. It has improved the "liveability" of the area and made a positive contribution to social wellbeing. It had also provided employment opportunities. There is no doubt that the West End Tap is an important community facility.

According to Policy LP15 of the Central Lincolnshire Local Plan, the loss of an existing community facility will only be permitted if it is demonstrated that the facility is demonstrably no longer fit for purpose; or the service provided by the facility is met by alternative provision that exists within reasonable proximity; or the proposal includes the provision of a new community facility of similar nature.

I see nothing in the application to justify the loss of the West End Tap.

Clearly, the COVID 19 epidemic has been a hammer blow to all hospitality businesses. However, it should not be used as an excuse for an owner to cash in a valuable community asset. The West End Tap was a viable business before COVID and there is nothing in this application to suggest that it could not return to viability in the future.

The granting of this application would create a dangerous precedent that could place the future of many local pubs in jeopardy. On behalf of the many local CAMRA members, I urge the Council to reject the application.

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### 51 Long Leys Road Lincoln Lincolnshire LN1 1DR (Objects)

Comment submitted date: Tue 24 Aug 2021

I object to the change of use for this property.  
The reduction of social spaces erodes community.

The West End has a considerable residential and student community. The loss of a popular, independent pub will have a negative impact on this diverse community, the West End Tap provides opportunities for employment, promotion of new business (eg. Wierdough Pizza) a venue for live music and quizzes and other events.

In particular it offered a free to use facility for local community groups to meet, in the West End of Lincoln there are virtually no other spaces for community groups to meet in the evening. As a member of my daughters school PTA group, we regularly held our evening meetings there.

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### 72 Mill Lane Saxilby Lincoln LN1 2QQ (Objects)

Comment submitted date: Thu 19 Aug 2021

It should be left as a public house for the local community- there are a lot of community pubs springing up around the country this should be looked into as a possibility

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### 53 Richmond Road Lincoln Lincolnshire LN1 1LH (Objects)

Comment submitted date: Tue 17 Aug 2021

This location has existed as a thriving pub for many, many decades. The last iteration of this, as the West End Tap, only closed due to the exceptional pressures, disruption and costs of the Covid 19 pandemic. This is clearly no basis on which to decide that it is no longer sustainable as a pub.

The West End has always been a thriving, mixed-use area with shops, restaurants, pubs and other businesses peppered amongst the housing. Sadly, many commercial premises have been lost over recent years, converted into residential. It is essential to the character of the area that a mix of different uses are maintained. Giving the former West End Tap a fair chance to prove itself as a sustainable business is an important step in maintaining this mix.

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## 25 Lindholme Road Lincoln Lincolnshire LN6 3RQ (Objects)

Comment submitted date: Tue 17 Aug 2021

This will be yet another kick in the teeth to the long standing community of the West End. Not only have the council shamelessly allowed an abundance of HMOs saturate the entire area (a population of students who do not pay council tax or care for the area) but now they are taking away a much loved pub to all residents in the area. A place where people come together and enjoy themselves. Taking this away, I fear will affect and worsen people's mental health and the results will be extremely detrimental.

It's time Lincoln city council started actually looking after their council tax paying residents and not the temporary students who engulf areas of Lincoln like this and do very little for the community. This pub needs to remain and contribute to be the heart of the community and to certainly not be made into flats for the numerous building firms in the area to capitalise and make serious money out of community assets.

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## 7 Cromwell Street Lincoln Lincolnshire LN2 5LP (Objects)

Comment submitted date: Mon 16 Aug 2021

Closing a space where members of the community can go and socialise, artists can share their art and folk can have a blooming good time just so some rich blokes can own and rent out flats at extortionate rates is just rubbish.

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## 36 Rudgard Lane Lincoln LN1 1QH (Objects)

Comment submitted date: Mon 16 Aug 2021

This was a great community pub supporting live music, comedy nights, vinyl nights, quiz nights and a meeting venue for locals and students.

The news that the pub will not reopen but be converted into residential accommodation is a huge blow.

A much enjoyed and needed community venue.

The Council show shortsightedness in not recognising that communities, to remain communities, need local venues to meet and socialise.

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## Not Available (Objects)

Comment submitted date: Mon 16 Aug 2021

Hi,

I'd like to register my support for the community trying to save the West End Tap.

As an important and historical independent pub, it's a real shame to see an application for flats go through. It holds special memories for my family and friends and if there's a chance to change it to an asset of community value, then every chance should be taken. Lincoln is a special place and pubs like the West End Tap are essential for keeping it that way.

### 9 Rosebery Avenue Lincoln Lincolnshire LN1 1ND (Objects)

Comment submitted date: Mon 16 Aug 2021

I strongly object to allowing planning permission for the change of use from The West End Tap Public House into Residential Flats. I have lived in the west end of Lincoln for over fifty years and have seen a number of public houses lost in the vicinity during that time, and if this one also is allowed to be lost it will leave only one. There have also been too many properties converted into flats, bedsits, student accommodation, etc., resulting in an influx of more and more residents in the area. Therefore the choice of amenities for socialising will be further limited. Please do not allow this planning permission to proceed.

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### 10 Manor Leas Close Lincoln Lincolnshire LN6 8DE (Objects)

Comment submitted date: Sun 15 Aug 2021

This public house was an integral part of the community, putting nights of entertainment for people, it's a disgrace these developers have no regard for people lives and community spirit that allows people to meet new people create new friendships. Stop the Greed

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### 10 Manor Leas Close Lincoln Lincolnshire LN6 8DE (Objects)

Comment submitted date: Sun 15 Aug 2021

This is a great community pub that would be a massive loss to the community and local musical artists. We do not need anymore student accommodation its spoiling the city

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### 23 Albert Crescent Lincoln Lincolnshire LN1 1LX (Objects)

Comment submitted date: Sat 14 Aug 2021

The West End Tap was a thriving local pub prior to the pandemic. It served as a fantastic place to create a link between the local and student population of the area. To simply remove this community hub is an abhorrent, short-sighted decision by the council.

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### 13 Upper Long Leys Road Lincoln Lincolnshire LN1 3NH (Objects)

Comment submitted date: Sat 14 Aug 2021

The proposed development would be inappropriate and detrimental to both the immediate vicinity and the West End community in general.

This is already a high density population area, with many properties split and in multiple occupancy. This application represents yet another unnecessary and opportunist addition to this. The community is already beset with problems associated with poor quality housing and over occupancy, parking and car use in particular. This proposal should therefore be rejected wholly in consideration of these factors. The position of this property is largely accessed via a very narrow street, which is already used by numerous vehicles as a cut-through/'rat run', presenting further issues with public safety.

Furthermore, the application concerns a key community establishment in an area where communal assets are in short supply. The loss of this to more unnecessary accommodation will have yet another detrimental effect to this already beleaguered and increasingly mono-cultural community. The council should reject this application with a view to working with the owners and the local community to seek alternative solutions with a view to re-establish this important local amenity.

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### 24 Broadway Lincoln Lincolnshire LN2 1SH (Objects)

Comment submitted date: Sat 14 Aug 2021

It would be a sad loss to lose another of Lincoln's classic pubs.

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### 4 Drury Lane Lincoln Lincolnshire LN1 3BN (Objects)

Comment submitted date: Fri 13 Aug 2021

We have more than enough flats and student accommodation!!!

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### 16 St Faiths Street Lincoln Lincolnshire LN1 1QJ (Objects)

Comment submitted date: Fri 13 Aug 2021

There is so much housing in the West End of Lincoln currently. Is demolishing a place of community for the sake of two more houses really worthwhile?

The pub has been successful and when up and running again would likely be successful again. Pubs have suffered so much during the last 18 months, this is such a waste.

## 2 Holly Close Lincoln Lincolnshire LN5 8RU (Objects)

Comment submitted date: Fri 13 Aug 2021

Why would you take one of the very last places for adults THAT ARE NOT JUST STUDENTS ???? The city is very close to loosing all its personality. Might as well make the Castle and Cathedral student accommodation as all you care about is money.

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## 41 Victoria Street Lincoln Lincolnshire LN1 1HY (Objects)

Comment submitted date: Fri 13 Aug 2021

Change of use of ground floor from public house is a great shame to the Community, however if someone is not able to take on the business venture then I can see why plans have been put forward to convert it into a ground floor flat however I object on the grounds that the existing upper floor flat is to form two maisonettes (Use Class C3) and the demolition of rear outbuildings to facilitate a two storey extension and the erection of one new dwelling, as this is a huge development for such a small space and is purely about profit and not about what is best for the community.

I object to the Overdevelopment on the following grounds -

Development should provide the level of amenity space to meet the recreational and domestic needs of the occupants. The proposed design has minimal amenity space. The existing yard is lost to the rear dwelling and only two parking bays and bin area which is inadequate and inappropriate for the space. The West End area no longer requires student accommodation - it is in need of family and/or working professionals accommodation and this should be the priority if any change of use is granted, not how many bedrooms can we fit in such a small space to maximise profit.

In addition, the streets surrounding the West End Tap are very highly congested with traffic and given climate change the City Council should be reducing the number of cars in the City. The corner of Nelson Street and Newland Street is very tight and the planned development will put further pressure on this area. How can three bedroom flats be approved with such little space to park when the streets cannot take any more cars?

Please do not consider planning permission to change the current usage from a family resource to an HMO as this will mean that a further resource is taken away from the community and will be offered to more students. The planning obviously goes against the concept of A4D and is a blatant attempt to avoid the current rules and focus on profit

## 01 Lincoln LN2 5BT (Supports)

Comment submitted date: Fri 13 Aug 2021

If it was making money it would still be open. They're not going to keep operating at a loss just to keep a few locals happy. If you want to keep it as a pub, why not buy it off the owners and run it yourself?

The beer garden could be used as parking so wouldn't affect on street parking.  
Turn it in to anything that will reduce the amount drunks/drug users in the area!

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## 148 St Catherines Grove Lincoln Lincolnshire LN5 8ND (Objects)

Comment submitted date: Fri 13 Aug 2021

. Pubs are a place for community to be formed and look after one another. In the aftermath of Covid it is even more apparent that people need social interaction to ensure good mental health and a pub is the perfect place to meet friends or sit in quiet contemplation without being isolated. The West End has a fabulous community spirit. Like no other area in Lincoln. These values should be preserved

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## 76 Newland Street West Lincoln Lincolnshire LN1 1PH (Objects)

Comment submitted date: Fri 13 Aug 2021

Please dear god no more people. I'm sick of paying parking tickets every month. I know we won't get more parking spaces despite there being tons of room for them. Also I loved this pub, it's breaking my heart that it won't reopen. I made so many new friends when I first moved to west parade. This place is becoming a hell hole, I better move soon before my house is worthless.

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## 6 Winterbourne Court Corby NN18 OBJ (Objects)

Comment submitted date: Fri 13 Aug 2021

This pub is an integral part of the West End community - both the residential and student subjects. The loss of the West End Tap would be hugely detrimental, it hosts a variety of popular music nights that don't have a home elsewhere in the city, and offers a genuinely unique environment. These proposed maisonettes in the place of 50% of the West End's cultural output are simply not needed.



## 26 Angelica Road Lincoln Lincolnshire LN1 1AY (Objects)

Comment submitted date: Wed 11 Aug 2021

Application No. 2021/0621/FUL

Dear Sir/Madam

I wish to object to this application on the grounds that the development would result in the loss of a valuable community facility, it is contrary to current planning policies, it will result in overlooking and overdevelopment of the site.

### Loss of a community facility

In general terms, I share the deep national concern about the loss of public houses. Pubs are valuable community assets for many reasons, including:

- Providing somewhere for people to meet and socialise
- Supporting the local economy through employment of staff and purchases from local businesses
- Offering meeting places for clubs, societies and charities

These spaces were hugely valuable but increasingly under threat even before COVID-19, with cultural facilities, youth clubs and libraries already impacted by recent years of austerity policies and technological changes.

As we return to a semblance of normality once more, our pubs are again doing what they have done for centuries - bringing us back together as the heart of the community.

Pubs, and small community pubs in particular, provide a safe environment in which to meet old and new friends face to face over a drink. The pub offers an enriching environment where we have the opportunity to meet a greater diversity of people from all walks of life than we might otherwise be able to do.

The social aspect of going to the pub helps to provide opportunities for beneficial social interaction, which many people of different ages and backgrounds currently struggle to find elsewhere. Face-to-face interaction also helps to build and maintain friendships and social connections that serve as important protection against the harmful effects of loneliness. Something that can be appreciated by us all post lockdown(s).

While pubs are not the only venues that will likely play this role, they do offer a clear example of the social infrastructure that will need to be preserved or rebuilt following this pandemic.

### Planning policy

Section 92 & 93 of the NPPF requires local planning authorities to "aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other" and to guard against the unnecessary loss of valued facilities where they would reduce the community's ability to meet its needs.

I consider that the West End Tap is a valued facility which does meet the needs of the local community. The application should therefore be refused on the grounds that it is contrary to national planning policy.

The west end tap has been a thriving business in the past. In the right hands, there is no reason why it should not again become a successful and commercially viable facility. However, if the applicant claims it is not viable, then those claims should be tested.

- As a minimum, the applicant should be required to submit trading accounts for the last three full years in which the pub was operating as a full-time business?
- Is there evidence that the pub has been marketed as a going concern at a reasonable price and for a significant length of time?
- Where was the pub was offered for sale?
- If there is insufficient evidence of a comprehensive marketing campaign, state that the application should be refused and not be reconsidered before such a campaign has taken place.

### Design and Amenity

Policy LP26 of the central Lincolnshire local plan states that "all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all". And 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."

### Overlooking

The proposed design seriously compromises the privacy enjoyed in the neighbouring garden at 106 Newland Street West privacy. The plans and elevations current show the creation of 4 new windows positioned on the current blank boundary wall. Directly looking into the neighbour's garden destroying the privacy of this amenity space and creating a potential fire hazard with the introduction of these unprotected areas.

### Overdevelopment

Development should provide the level of amenity space to meet the recreational and domestic needs of the occupants. The proposed design has minimal amenity space. The existing yard is lost to the rear dwelling and GF parking/bin areas while three small terraces are shown at first floor level. These are tiny in relation to the proposed two bed 5 person and three bed 6 person properties, they will overlook neighbouring first floor windows across nelson street and are accessed through bedroom windows restricting their use by all of the occupancy of the properties.

For these reasons I ask that the application is refused and a valuable community asset is retained.

If, however the application it is to go before committee can you please notify objectors of the date well in advance and can you please clarify whether objectors will have the opportunity to speak.

## 15 Albert Crescent Lincoln Lincolnshire LN1 1LX (Objects)

Comment submitted date: Wed 11 Aug 2021

I am opposing the current plans to develop the West End Tap into further student accommodation due to the following reasons;

- 1] The West End area no longer requires student accommodation – it is in need of family accommodation and this should be the priority if any change of use is granted.
  - 2] The streets surrounding the West End Tap are very highly congested with traffic and given climate change the City Council should be reducing the number of cars in the City. The corner of Nelson Street and Newland Street is very tight and the planned development will put further pressure on this area.
  - 3] Granting planning permission to change the current usage from a family resource to an HMO will mean that a further resource is taken away from the community. Further more this type of development will mean the building cannot be returned back to a community resource.
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## 51 Long Leys Road Lincoln Lincolnshire LN1 1DR (Objects)

Comment submitted date: Mon 09 Aug 2021

A public house is classed as a 'community facility'. I request that the Local Planning Authorities adhere to the National Planning Policy Framework in taking all measures to retain and promote this public house as a facility for the community. (Ref. NPPF, Sect 8, 93.)

The viability of the West end taps business potential is supported by the current owner gaining planning approval for a significant extension in 2016 to expand the business. (Ref. Application 2016/0060/F)

The 'springboard' local economical benefit offered by this business can be demonstrated by Weirdough Pizza Emporium, which started trading in the West End Tap beer garden and now has taken on premises up hill (Ref. Lincolnite 22/01/21)

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## 17 Severn Street Lincoln Lincolnshire LN1 1SJ (Objects)

Comment submitted date: Mon 09 Aug 2021

I think we have plenty of housing in the West end at present. It would be a terrible shame to loose another public house which is often a centre of the community. I therefore object to this application.

## 33 Oberon Close Lincoln Lincolnshire LN1 1WE (Objects)

Comment submitted date: Fri 06 Aug 2021

The proposed development would be damaging to the local community of the west end of Lincoln. The West End Tap and community buildings are really important to the economic, social and cultural core values of the area.

Unfortunately the COVID pandemic has had a significant impact on local businesses and also people's mental health. We need to keep these public buildings and businesses to help the community recover.

There is no desire from people in the West End or living near the town centre for anymore building conversions into flats or HMO's.



## 32 Hewson Road Lincoln Lincolnshire LN1 1RX (Objects)

Comment submitted date: Fri 06 Aug 2021

The proposed development is extremely damaging to the local community and vibrancy of the west end of Lincoln. We need to hold on to the community buildings that are important to the economic, social and cultural value of the area and therefore attract more families, students and professional people to the area.

This is an area which is suffering from some anti-social behaviour, high density population in multiple occupation. Research has shown that the decline in community hubs, particularly pubs, is detrimental to social and economic conditions in communities (Lynn, M, Jerrard, B and Wright, L)

The COVID pandemic has had a significant impact on businesses but we must now move into a period of recovery and fight to keep the buildings and businesses in place which will help the community recover. Converting the pub into another use is just a short-term profit making alternative at the expense of the interests and needs of the community.

As the organisation CAMRA point out "many of the pubs that have called last orders for the final time could have continued serving their local communities in the right hands". If the council and community take the CAMRA 'Public House viability test' <https://www1-camra.s3.eu-west-1.amazonaws.com/wp-content/uploads/2019/03/14082430/Public-House-Viability-Test-v.2015.pdf>, I am positive that in the right hands and with community backing, it could be re-established as a viable business opportunity.

The West End of Lincoln has a strong community spirit (very much like that of a village) and pubs are central to sustaining this sense of community. A sustainable community is one where people want to live and work, now and in the future. It is a community where every group has a role in the decision making about their area.

In this case the application concerns a key community establishment, which brings all the community together and is also important culturally for the provision of live music and local events. It also has a direct impact on the mental health and wellbeing of the community. Isolation and loneliness are increasing in society (and also impacted by COVID).

As a community, we would like to minimise the negative impact that these types of development inevitably produce. The community would like to work with the council and the owners to seek alternative solutions to maintain this important amenity.

Whether that would be through a community pub initiative, grants for improvement, local investment or other opportunities, we need to be able to explore the possibilities.

Therefore, the council should reject this application in order for the community to come together and make plans to protect this essential community hub.

### Reference

Martin, L., Jerrard, B., & Wright, L. (2019). Pubscape: innovation by design in the British pub. *International Journal of Contemporary Hospitality Management*, 31(8), 3018-3036.

## 7 Queens Crescent Lincoln Lincolnshire LN1 1LR (Objects)

Comment submitted date: Fri 06 Aug 2021

I completely agree with what other commentators have said. In particular, the following points:

- 1) This establishment provides a rare and invaluable gathering place for students and permanent members of the local community.
- 2) This is one of Lincoln's very few live music venues, and the cultural character of the city would be degraded through its loss.
- 3) Housing is not in short supply in this neighbourhood, but community meeting places truly are.

I hope that those empowered to make this decision will carefully consider the irreversible damage of not only removing this longstanding institution from the community, but converting it into flats so that it can never reasonably return to its former use. Other options should be explored. Thank you.

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## 284 West Parade Lincoln Lincolnshire LN1 1NB (Objects)

Comment submitted date: Fri 06 Aug 2021

You cannot keep taking down community facilities to replace them with accommodation. The West End and University has created an enormous increase in housing and yet with absolutely no corresponding thought to the welfare of the community. No extra shops, no improvement to sporting facilities. And now the loss of one of only two pubs? The pub closed because of Covid but that doesn't mean it will remain closed. We are in the middle of a mass mental health crisis. So grow up and stop making it all about money. Has all this loss of life not taught us anything? I'm appalled.

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## 3 Albion Crescent Lincoln Lincolnshire LN1 1EB (Objects)

Comment submitted date: Fri 06 Aug 2021

The proposed development would be inappropriate and detrimental to both the immediate vicinity and the broader west end community.

This is already a high density population area, with many properties split and/or in multiple occupancy, a further unnecessary addition to this would likely add to the existing problems associated with parking/car use, anti-social behaviour, issues with poor quality housing and over occupancy and therefore should be rejected in consideration of these factors. In this case the proximity and access via a very narrow street possibly by numerous vehicles, also has negative public safety implications.

In this case the application concerns a key community establishment, which whilst privately owned, provides a focus for the local community, one where permanent residents and students can come together (this is of particular value in this mixed residential area with high student numbers). The establishment also supports live music and is one of very few such venues in Lincoln, therefore the change of use would also impact negatively on Lincoln's cultural offering and diversity.

The council should be working with the owners and the local community to seek alternative solutions that could re-establish this important local amenity. There are opportunities to engage funding opportunities via central government to support such initiatives and it would be appropriate for the council to reject this application, pending exploration of such possibilities with the current owners, community and council.

## 16 Nelson Street Lincoln Lincolnshire LN1 1PJ (Objects)

Comment submitted date: Fri 06 Aug 2021

Another over crowded house which will end up being a HMO in a few years time we have enough students on our street that make too much noise we are trying to run a business ourselves at the bottom end of the street more people more traffic no thanks.

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## 7 Home Court Wellingore Lincoln Lincolnshire LN5 0DB (Objects)

Comment submitted date: Thu 05 Aug 2021

I am objecting these plans. It would be an absolute shame to get rid of The West End tap altogether, it's such an important part of the community

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## 34 Victoria Terrace Lincoln Lincolnshire LN1 1HZ (Objects)

Comment submitted date: Thu 05 Aug 2021

I object to the proposal to change the West Hand Tap into accommodations. It has been a valuable part of the community for many years and should continue to be a social hub in the area.

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## 34 Victoria Terrace Lincoln Lincolnshire LN1 1HZ (Objects)

Comment submitted date: Thu 05 Aug 2021

I object, this was a great pub and could be run by the community. It closed during lockdown and Lincoln doesn't need another student hall, there are already over 15+ options for them to live in.

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## 88 Constance Avenue Lincoln Lincolnshire LN6 8SS (Objects)

Comment submitted date: Thu 05 Aug 2021

This pub should remain available for use as a community hub.

### 35 Newland Street West Lincoln Lincolnshire LN1 1QQ (Objects)

Comment submitted date: Thu 05 Aug 2021

Please don't take away such an important part of the West End Community, it is loved by so many and turning the venue into flats will be so damaging. The parking situation is also bad enough on Newland Street West without adding another HMO.

### 35 Newland Street West Lincoln Lincolnshire LN1 1QQ (Objects)

Comment submitted date: Thu 05 Aug 2021

I object to this, we can't lose another community place. It's been a pub for decades and should be reopened as one.

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### 20 Cambridge Avenue Lincoln Lincolnshire LN1 1LS (Objects)

Comment submitted date: Thu 05 Aug 2021

I wish to object to the change of use application as I would like to help save this pub as a valuable community facility in the heart of the West End. Thank you.

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### 38 Moor Street Lincoln Lincolnshire LN1 1PR (Objects)

Comment submitted date: Wed 04 Aug 2021

If this is to be student accommodation why? There has been enough purpose built student accommodation recently built and away from the West End area, hopefully lessening noise pollution. If not student accommodation, flats, more parking issues in an area struggling with parking even with residents parking. It strikes me that someone is hoping to make a quick buck with no consideration to the needs of the area and capacity for further building.

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### 36 Richmond Road Lincoln Lincolnshire LN1 1LQ (Objects)

Comment submitted date: Wed 04 Aug 2021

Changing the use of this building from a public house to flats will be to the detriment of the community. As a public house it has been a meeting place for local people and students alike over the years and as such serves the community in many ways, not only as a public house. The area is already densely populated with a high proportion of HMO's and flats, adding more accommodation to this area will only exacerbate the situation. As a community the West End would benefit from this building being re-opened as a public house, which in turn would enrich the community spirit as well as boosting the local economy.

## 8 The Avenue Lincoln Lincolnshire LN1 1PB (Objects)

Comment submitted date: Wed 04 Aug 2021

I object to the loss of the pub as a popular, valued and viable local amenity. The pub closed during lockdown and there is a great deal of support within the West End to run it as a community pub. This practice has been successfully applied to a number of Lincolnshire pubs. Pubs are an important part of our culture and given the lively and active community within the West End I think it would be a travesty to lose it. Should a community venture not prove successful then I think it might be reasonable to consider alternative uses for the property, but not until then.

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## 14 Hewson Road Lincoln Lincolnshire LN1 1RX (Objects)

Comment submitted date: Wed 04 Aug 2021

There is plenty if not too much accommodation in the West End and only 1 pub which does not provide the community with a choice of public houses/establishments to meet. This creates a complete imbalance between properties and amenities and the community as a whole is unhappy with this.

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## 21 Oakleigh Terrace Lincoln Lincolnshire LN1 1DY (Objects)

Comment submitted date: Wed 04 Aug 2021

With very few community buildings still available in this area, I strongly believe that this building should be kept as a public house or other community amenity and not be converted to housing.

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## 26 Hewson Road Lincoln Lincolnshire LN1 1RX (Objects)

Comment submitted date: Wed 04 Aug 2021

The West End needs amenities such as a local community pub. When the tap was open, it was always busy and provided a venue for live music, book clubs, quizzes etc

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## 2 Hampton Court Lincoln Lincolnshire LN1 1RG (Objects)

Comment submitted date: Wed 04 Aug 2021

There are a large number of HMO's in this residential area already

## 6 Nelson Street Lincoln Lincolnshire LN1 1PJ (Objects)

Comment submitted date: Wed 04 Aug 2021

The West End Newland Street West does not need any more residential dwellings we are already oversubscribed with no room for more vehicles and parking spaces already far overwhelmed.

The West End Tap formally The Vine has been at the heart of the West End for many years and is essential it remains a public house as a big part of our community turning into property would be a shortsighted disaster.

### 6 Nelson Street Lincoln Lincolnshire LN1 1PJ (Objects)

Comment submitted date: Wed 04 Aug 2021

West end does not need anymore dwellings and extras cars to park.  
The west end tap and has been a very busy pub in our community for many years, it's usage should not be changed to dwellings.

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### 26 Richmond Road Lincoln Lincolnshire LN1 1LQ (Objects)

Comment submitted date: Wed 04 Aug 2021

This is a disguised HMO with 9 bedrooms squeezed into a small footprint. This also takes away an asset to the community in the pub.

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### 13 Arthur Taylor Street Lincoln Lincolnshire LN1 1TL (Objects)

Comment submitted date: Wed 04 Aug 2021

Too many HMOs in this area. It should be turned into a community project for the West End residents. There are too many hmo in this area, with all the associated problems, drugs, alcohol and anti social behaviour.

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### 3 Richmond Grove Lincoln Lincolnshire LN1 1LJ (Objects)

Comment submitted date: Wed 04 Aug 2021

It would be such a shame and have a real negative impact on the community, if one of only two remaining community pubs in the West End was converted into yet more residential dwellings, an area already fit to bust. I strongly object to these plans and urge those who can, to prevent this from happening.

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### Not Available (Objects)

Comment submitted date: Wed 04 Aug 2021

I think that the premises should be retained as some kind of community hub

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### 16 Hewson Road Lincoln Lincolnshire LN1 1RX (Objects)

Comment submitted date: Wed 04 Aug 2021

The impact of the loss of a pub cannot be quantified - it's unimaginable to suggest that flats would serve the community better.

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### Apartment 9 Roman Path Place 36 Blenheim Road Lincoln Lincolnshire LN1 1BL (Objects)

Comment submitted date: Wed 04 Aug 2021

The area doesn't require any more houses of multiple occupancy or none family centred property. The local community are keen for this to remain a pub.

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### 25 Albion Crescent Lincoln Lincolnshire LN1 1EB (Objects)

Comment submitted date: Wed 04 Aug 2021

I object as this pub is part of the community and the council should look to the community first to see if they can develop this rather than build further accommodation. It is first and foremost a family community

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### 16 Hewson Road Lincoln Lincolnshire LN1 1RX (Objects)

Comment submitted date: Wed 04 Aug 2021

Following the pandemic this community desperately needs its public houses - they are meeting places for the vulnerable and the heart of our community. The Taps is a viable pub and there is appetite in the community for the establishment of a community pub if no other way exists - I object very strongly to this.

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### 7 Howard Street Lincoln Lincolnshire LN1 1SB (Objects)

Comment submitted date: Wed 04 Aug 2021

I object as this pub is part of the community and the council should look to the community first to see if they can develop this rather than build.

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## Address: 16 nelson street Lincoln Lincolnshire Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This pub has been the Pillar of our community since I've lived here and that is 20 years. The vine was a great pub we need to keep this place as a pub and bring it back to life again. The vine was the west end no way should this be turned into flats like every other inch of this community.

Parking will be another issue this street has far too much traffic it's becoming dangerous.

#### RESPONSE TO WEST END TAP PLANNING APPLICATION 'JUSTIFICATION STATEMENT'

From: Keep the Tap Running community group

To: Lana Meddings, Principal Planning Officer

City of Lincoln Council

City Hall, Beaumont Fee

Lincoln LN1 1DF

Date: 3/12/2021

Subject: 2021/0621/FUL Change of use of ground floor from public house (Sui Generis)

108 Newland Street West, Lincoln, LN1 1PH

Dear Ms Meddings

#### INTRODUCTION

We request that this is included in the document pack relating to the planning application and ACV appeal for the West End Tap public house. Planning applications which involve the loss of a community asset such as a pub are usually expected to be accompanied by a detailed justification, including proof that the property has been placed on the open market at a fair and realistic market value and a viability study. In these cases the community has chance to respond to the submitted material. We therefore request the opportunity to lodge our response to the 'Justification Statement' that has now been presented by the owners.

#### ASSET OF COMMUNITY VALUE LISTING

Since the planning application was submitted in July the pub has been added to the Council's Asset of Community Value list (ref: ACV 2021/02). We are delighted that the Council has acknowledged the value of the pub to the local community and was satisfied that,

- A use of the asset in the recent past that was not ancillary use furthered the social wellbeing or social interests of the local community, and

- It was realistic to think that there could be non-ancillary use of the asset which would further (whether or not in the same way) the social wellbeing or social interests of the local community.

#### CRIMINAL ACTIVITY, VIOLENCE, CONFRONTATION, COMPLAINTS and ANTISOCIAL BEHAVIOUR

Within their Justification Statement point 2.3<sup>ii</sup> the owners of the West End Tap claim that the pub has been beset by all manner of dangerous and undesirable activities. We would like to counter that, if true, this must be laid at the feet of the owners and/or managers of the pub and not the bricks and mortar, the building, or the necessary consequence of the building being a pub. The West End's other pub, the Queen in the West, does not suffer similar unpleasantness and this is due to how it is run and managed. If any such negative behaviours have been allowed to be carried out at the West End Tap this surely indicates how important it is that it is permitted to change hands and be run differently. It is also untrue to suggest that the West End Tap has ever had a reputation amongst locals for such instances. Whilst it must be accepted that isolated incidents can occur in any urban public house from time to time, that they occurred regularly in the Tap is news to the sixty strong group members and former occasional and regular users who make up the Keep the Tap Running community. The pub had a reputation for music primarily, along with open mic nights, regular DJ

#### RESPONSE TO WEST END TAP PLANNING APPLICATION 'JUSTIFICATION STATEMENT'



afternoons and acoustic live performers. Indeed, since the Tap never screened sports events, unlike the Queen in the West, it was if anything perceived as the more sedate of the two environments for a drink.

#### VIABILITY

The owners have not submitted evidence that the pub does not represent a viable business proposition going forward. It is the opinion of the last tenant that the pub is viable and he has stated as such during an online debate about the closure of the pub,

“I can weigh in on this one. The pub absolutely could make money without the pandemic in place, has done and hopefully will again.”<sup>iii</sup>

It should be noted by the Planning Committee that the owners have received an offer to buy the freehold of the pub by the People’s Pub Partnership (PPP). This social enterprise pub company has been established with the sole purpose of saving threatened community pubs. The West End Tap has been identified as being a perfect candidate by the experts in the public house market within PPP. Incidentally, the Tap owners were also approached by a potential lessee. As far as we are aware, no effort has been made to engage with these interested parties or the wider market beyond. There is, in short, no evidence that it is not a potentially successful business under a change of ownership.

#### POLICY LP15

The Justification Statement argues that the West End has another pub, the Queen in the West, and is not far from the leisure and entertainment venues at the Brayford Pool area. Lincoln is not a geographically large city and most of it is within easy walking distance of the West End, including the pubs, bars and restaurants on the High Street and Cornhill Quarter, Steep Hill and the Bailgate area. The owners’ other Lincoln business, the Citadel bar, is located in the Bailgate very close to other pubs and it is this very choice that creates an enticing and vibrant area for users. We would like to challenge the assumption that the presence of alternative facilities is a justification for the loss of our pub. A choice of amenities is important in an urban setting and the existence of two pubs in amongst a host of guesthouses and AirBnBs makes it more likely that both tourists and residents alike will spend leisure time in the West End.

In point 5.6 it is suggested that the closure of the Tap is good news for the West End’s other pub. If this were the case the owners of the Queen in the West would welcome its loss. The planners might be interested to know that they are part of the campaign group and fully support the reopening of the Tap.

#### NATIONAL PLANNING POLICY FRAMEWORK

The Campaign for Real Ale (CAMRA) explains that, “the National Planning Policy Framework (NPPF) in England contains several policies which could be very helpful to pubs. Paragraph 92 states that Local Planning Authorities should “guard against unnecessary loss of valued facilities where they would reduce the community’s ability to meet its day-to-day needs” and should “ensure that established shops, facilities and services are retained for the benefit of the community”. This policy crucially applies to all community pubs, not just those in rural areas.”<sup>iv</sup>

#### RESPONSE TO WEST END TAP PLANNING APPLICATION ‘JUSTIFICATION STATEMENT’

##### FURTHER INFORMATION

The owners claim to have contacted the campaign group (5.3). No such contact has been made and we would welcome a dialogue about the use of the pub. We can be contacted at

[keepthetap@gmail.com](mailto:keepthetap@gmail.com).

Yours

M Langley

(on behalf of Keep the Tap Running Community Campaign Group)

i Councillor Sue Burke, Portfolio Holder for Reducing Inequality. City of Lincoln Council. Asset of Community Value Listing Decision Notice. 17/9/21.

ii Lincs Design Consultancy. (2021). Justification Statement. Available:

<https://development.lincoln.gov.uk/onlineapplications/applicationDetails.do?activeTab=documents&keyVal=QWUFUTJF00L00>. Last accessed 19/11/21.

iii Dan Neale, last tenant manager of the West End Tap during a West End Residents Association online discussion about the closure of the pub, August 2021.

iv Campaign for Real Ale. (2020). Planning policies must be consulted before a pub is converted or demolished.

## **Comments for Planning Application 2021/0621/FUL**

### **Application Summary**

Application Number: 2021/0621/FUL

Address: 108 Newland Street West Lincoln Lincolnshire LN1 1PH

Proposal: Change of use of ground floor from public house (Use Class Sui Generis) and existing upper floor flat to form two maisonettes (Use Class C3). Demolition of rear outbuildings to facilitate a two storey extension and the erection of one new dwelling.

Case Officer: Lana Meddings

### **Customer Details**

Name: Not Available

Address: 3 Railway Park Mews Lincoln

### **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I lived in the West End of Lincoln from 1957 until shortly after my father's death in 1972 and sought a life outside of the City. When I returned with my wife in 2012 to retire I was saddened to see that my former homes in Sutton and Charlesworth Street were no more but was impressed with the excellent Council Housing which now exist there. I do not think the current proposal will add anything to the community in the West End of Lincoln.

Times change and along with Covid it is hard to see how pubs are going to survive without becoming a part of the community and how communities are going to survive without social gathering places such as pubs. The application is focused on student occupation and as such in my view and of others will not earn a return for the developer and as such should be considered a high risk investment. Take a look here <https://iea.org.uk/films/how-covid-burst-the-university-bubble/>. As a number of others have noted in the right hands this property ought to succeed as a pub or as a boutique B&B such as the Queen in the West. Perhaps community ownership is an option? The idea of multiple occupation by business is not a new idea in places such as Ireland (O'Connors in Doolin) and it worked well at the Plough Boy with its separate cafe and the Treaty of Commerce now has a barber which I use. The Tap could support a vertical farm in its outbuildings and relieve food poverty in the area by selling its produce.