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To: Lincoln City Council

Application Ref: 2021/0871/FUL

Proposal: Change of use from 1 holiday let to form 2 holiday lets and associated external alterations

Location: 40 - 42 Michaelgate, Lincoln, Lincolnshire, LN1 3BT

With reference to the above application received 4 November 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.**

This proposal will have no impact on the highway or surface water flood risk.

#### 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>

#### 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: 19 November 2021

*Becky Melhuish*

for Warren Peppard  
Head of Development Management

## 70 Riseholme Road Lincoln Lincolnshire LN1 3SP (Objects)

Comment submitted date: Sun 28 Nov 2021

2021/0130/FUL Mrs I Gill

2832- Land fronting Riseholme Road, Lincoln 70 Riseholme Road 27TH November  
2021 Lincoln

I would like to register my objections regarding the proposed BGU Development, on Riseholme Road, Lincoln.

The proposal for the University accommodation is totally out of keeping with the residential dwellings surrounding them. The scale and height of the buildings overcrowd the plot size and the four storey buildings are too high and will overlook all the nearby dwellings. 293 students staying in this small area is gross overcrowding and is this fair on the students or the local residents? The students will need to cross two already very busy roads to get to University and will be isolated from the rest of the campus.

Car parking in the area is already a problem, when the University is open every space along Newport has student cars parked. The plan only allows for seventeen car parking spaces, which is nowhere near enough even with a proposed ban on student cars. It seems highly unlikely that BGU would be able to prevent students and visitors from parking on nearby streets. There is already congestion around Riseholme Road roundabout, I have witnessed two accidents recently and this dangerous development will add further to the problems.

Why build more student accommodation at this uncertain time, especially when there is unused accommodation at the University of Lincoln? Huge University of Lincoln student buildings which dominate the town centre are still being built but the current developments are not occupied. Why not allow Bishop G students to occupy the current unoccupied University of Lincoln student houses, especially as the plans state it is a short walk to town. Or Bishop G can use their own land for accommodation and make the Riseholme road green space into a playing field.

Regards,  
Ingrid Gill  
Riseholme road resident

## 47 St Nicholas Street Lincoln Lincolnshire LN1 3EQ (Objects)

Comment submitted date: Fri 26 Nov 2021

I understand the requirement for student housing as a necessity, whether the requirement for this size of housing is needed is beyond my knowledge so I cannot comment on this point.

My main concern as a nearby resident (out of view of the proposed structures) is

parking. The amount of parking spaces planned for the amount of students the buildings can house is ludicrous. Whether they are permitted to bring vehicles during their stay doesn't by any stretch of the imagination mean that many won't. And if they do, they will just park them off site down residential streets. This also includes any friends / relative who are visiting for any length of time.

As it stands it is already very uncommon that I can park outside my own home, let alone on my own street after work. This potentially causes issues with my car insurance were it to be damaged whilst it is parked (not directly parked outside my home).

But apart from this, every day residents park illegally (dangerously) on double yellow lines. No doubt this is down to laziness, but the quantity of people parking this way will only increase I'm sure.

During the months when students aren't at university, parking is no issue at all, making it evident where the issue is.

In conclusion, my issue (as not directly neighboring the proposed site) is the abysmal number of proposed parking spaces planned.