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1 Carlyle Walk Lincoln Lincolnshire LN2 4PW (Objects)

Comment submitted date: Mon 25 Apr 2022

Dear Mr Manning.

It has come to my attention that a retrospective planning application has been applied for a proposed development at 145 Wragby Road Lincoln LN2 4PW, to replace an existing shed with a new outbuilding/playroom.

As per usual there has been no consultation with the residents of Carlyle Walk who would be most affected by this. 145 Wragby Road is The Children 1st Nursery and I would have thought the owner of the nursery would be aware of the planning rules before he erected the outbuilding/playroom, maybe he was just trying to dodge the objections he knew would come.

Over the years the nursey has grown and this has had a big impact on the local residents that live nearby.

For some reason the staff and patrons of the nursery do not use the nursery cark park and instead park on the road, the grass and on double yellow lines. They block peoples driveways and at peak times, in the morning and late afternoon there are always problems accessing Carlyle Walk.

I fear any further growth will only add to our existing problems and I would therefore ask the planning authority to refuse this application. I know over the years the planning authority have ignored all previous objections that have been raised by local residents and I expect the same thing will happen this time. It is quite clear that the planning authority are totally oblivious to how their decisions impact on the local community.

In short the new outbuilding/playroom is much larger and more imposing than the shed it has replaced and I fear it will increase the capacity of the nursery. Bearing in mind the address is 145 Wragby Road the only access to and from the nursery is via Carlyle Walk and with it being a very narrow no-through road it cannot cope with any increase in traffic.

Yours sincerely.

Mr M Callow and Mrs A Callow.

Not Available (Objects)

Comment submitted date: Mon 25 Apr 2022

I wanted to put in writing that I am opposed to the additional building being constructed in the nursery grounds. It will, ultimately mean more children, staff and

parents. We already have a great problem with staff parking in a very narrow road. They were eventually granted planning permission having been rejected first time round due to the parking problem. This parking problem has now got worse, I have already written to you about this but haven't had a reply yet. Please could you reply me. Thank you

1A Carlyle Walk Lincoln Lincolnshire LN2 4PW (Objects)

Comment submitted date: Mon 25 Apr 2022

Dear Mr. Manning,

We are not happy for this retrospective application to be agreed, for a number of reasons;-

- a) The original shed was a small garden shed approx. 6ft. X 3ft., the footprint was a lot smaller than this new building.
- b) This new building is just that, a new building that is now a permanent structure, whereby the original shed was NOT permanent.
- c) This new building is now right up to, and shows above, the boundary wall of the nursery.
- d) The design of the building does not fit in well with the present house.
- e) At the present time the children are quite happy to make use of the play room and areas within the present building.
- f) Perhaps this new building is required as the nursery is expecting to take in more children? If this is the case, then the problems that are present regarding access, street parking in this very narrow residential road on yellow lines and blocking access to properties and the noise of banging car doors and crying children, will be greatly exacerbated.

The parking problems in Carlyle Walk are horrendous at times, and the weekends are a relief. We have had difficulty on numerous occasions trying to enter or leave our property, by parents of nursery children parking across our driveway, which incidentally itself is covered by double yellow lines, Often the cars are devoid of drivers, as they take their child/children into the nursery, and if there is a driver in the vehicle, they state that they will only be parked for 2 minutes. This is ridiculous as the time needed to wait for staff, and hand over the child/children, takes a lot longer, especially if there are a number of parents waiting in the car park. This in itself is a worry with Health and Safety, having young children running about in a car park with the movement of vehicles.

We appreciate that anything we disagree with will not make any difference to the outcome, as this was displayed when the residents of Carlyle Walk objected to the large extension the nursery to house the babies and the residents stated the problems that would occur. We have been proved correct in our worries about this business being in this small, narrow residential street.

Could you please acknowledge receipt of this e-mail.

Yours sincerely,

Mrs. S. Ormston and Mr. R. Ormston

6 Carlyle Walk Lincoln Lincolnshire LN2 4PW (Objects)

Comment submitted date: Mon 25 Apr 2022

My husband and I wish to object to this proposed retrospective planning application at the above address. Reasons for this are as follows:

1. Shouldn't the Children 1st Nursery owners have applied for planning permission before any building began and notification of intent placed on their gates? It seems underhand that it has taken a resident's concern about the building being built and finished before the Council was alerted and a retrospective application at necessary.
2. Carlyle Walk residents anticipate that this 'playroom' will instigate an increase in children numbers and thereby will raise the number of cars into Carlyle Walk (where we already have to accommodate Christ Hospital School traffic). The Nursery car park is taken up with staff parking minimising available spaces for parents and also staff parking in empty places in Carlyle Walk (which is only a narrow road) thereby forcing parent's cars to over spill onto the verges, on top of the yellow lines and across resident's drives. The parents and children have to queue in the car park sometimes for up to 20mins. for admittance into and picking up from the Nursery entrance with cars clipping their heels and exposing young lungs to exhaust fumes. This facility has an over capacity of children and cars already.
3. The newly erected building is of a modern design and doesn't blend with the main house and is easily visible above the Nursery wall and from our homes. As this building is wooden and stands very close to a wooden fence and the public highway, this constitutes a fire risk.

Will you please take our concerns about this application very seriously. Surely children of this age would benefit more having free running and playing space on site.

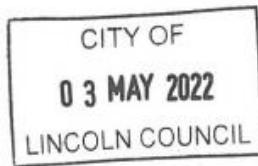
Please will you acknowledge receipt of this objection to the above proposal?

Janet and David Simpson

5 Darwin Court Lincoln Lincolnshire LN2 4RY (Objects)

Comment submitted date: Wed 13 Apr 2022

Concerned about the extra noise and projectiles that are thrown over the fence between my property and 145 Wragby Road if this area is to be used more regularly by unruly and uncontrolled children



3 Carlyle Walk,
Lincoln.
LN2 4PW
27/04/2022

Dear Mr Manning.

It has come to my attention that a retrospective planning application has been applied for a proposed development at 145 Wragby Road Lincoln LN2 4PW, to replace an existing shed and erect a new outbuilding/playroom.

As per usual there has been no consultation with the residents of Carlyle Walk that would be most affected by this. 145 Wragby Road is The Children First Nursery and I would have thought the owner of the nursery would be aware that planning permission was required and had they applied, there would have been objections to the proposed outbuilding/playroom.

Over the years the nursery has grown and this has had a big impact on the local residents that live near by. For some reason the staff and patrons of the nursery do not use the nursery car park and instead park on the road, the grass and on double yellow lines. They block peoples driveways and at peak times in the morning and late afternoon there are always problems accessing Carlyle Walk.

I fear any further growth will only add to our existing problems and I would therefore ask the planning authority to refuse this application. I know over the years the planning authority have ignored all previous objections that have been raised by local residents and I expect the same thing will happen this time. It is quite obvious that the planning authority are totally oblivious to how their decisions impact on the local community.

In short, the new outbuilding/playroom is much larger and imposing than the old shed it has replaced and I fear it will increase the capacity of the nursery. Bearing in mind the address is 145 Wragby road, access to and from the nursery is via Carlyle Walk and with it being a narrow no-through road, it cannot cope with any increase in traffic.

Yours sincerely,



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

To: Lincoln City Council

Application Ref: 2022/0285/FUL

Proposal: **Replacement of existing shed and erection of outbuilding/play room (Retrospective).**

Location: **145 Wragby Road, Lincoln, Lincolnshire, LN2 4PL**

With reference to the above application received 8 April 2022

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.

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: 14 April 2022

Sarah Heslam

**for Warren Peppard
Head of Development Management**