

Consultee Comments



FAO: Lana Meddings
City of Lincoln Council
Development Control
City Hall Beaumont Fee
Lincoln
Lincolnshire
LN1 1DF

Our ref: AN/2022/133296/01-L01
Your ref: 2022/0542/RM

Date: 03 August 2022

Dear Lana

**Erection of 4no. dwellings (outline with all matters reserved)
Land at Derwent Street, Lincoln**

Thank you for consulting us on the above application, on 13 July 2022.

We have **no objection** to the application as the submitted drawings are in line with condition 10 on the outline application 2022/0135/OUT.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

**Rebecca Flint
Sustainable Places Planning Adviser**

Direct dial 020 7714 0844
Direct e-mail rebecca.flint@environment-agency.gov.uk

Bray, Kelly (City of Lincoln Council)

From: Guy Hird <guy.hird@witham3idb.gov.uk>
Sent: 27 July 2022 13:53
To: Technical Team (City of Lincoln Council)
Subject: RE: Consultation on Planning Application 2022/0542/RM
Attachments: ufm3.pdf

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UD-5954-2022-PLN

Dear Sir/Madam

REFERENCE: 2022/0542/RM
DEVELOPMENT: SUBMISSION OF RESERVED MATTERS INCLUDING ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR THE ERECTION OF 4NO. DWELLINGS AS REQUIRED BY OUTLINE PLANNING PERMISSION 2022/0135/OUT
LOCATION: GARAGE COURT, DERWENT STREET, LINCOLN

Thank you for the opportunity to comment on the above application. The site is within the Upper Witham Internal Drainage Board district.

The Board has no further comment.

Regards

Guy Hird
Head of Technical & Engineering Services



Directorate of Communities & Environment

Simon Walters MBA, ACG, MCMI
City Hall, Beaumont Fee
Lincoln, LN1 1DF

17th July 2022

Your Ref: 2022/0542/RM

**Town and Country Planning Act 1990
Consultation on Approval of Reserved Matters**

Garage Court, Derwent Street, Lincoln, Lincolnshire,

**Submission of reserved matters including access, appearance, landscaping,
layout and scale for the erection of 4no. dwellings as required by outline
planning permission 2022/0135/OUT**

Lincolnshire Police do not have any 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 Homes 2019.

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
developmentmanagement@lincolnshire.gov.uk

To: Lincoln City Council

Application Ref: 2022/0542/RM

Proposal: Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of 4no. dwellings as required by outline planning permission 2022/0135/OUT

Location: Garage Court, Derwent Street, Lincoln

With reference to the above application received 13 July 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.

CONDITIONS (INCLUDING REASONS) /REASONS FOR REFUSAL

Highway Informative 03

The permitted development requires the formation of a new/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

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 OBJECTION

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: 27/07/2022

John Clifton

for Warren Peppard

Head of Development Management

Neighbour Comments

Comments for Planning Application 2022/0542/RM

Application Summary

Application Number: 2022/0542/RM

Address: Garage Court Derwent Street Lincoln Lincolnshire

Proposal: Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of 4no. dwellings as required by outline planning permission 2022/0135/OUT

Case Officer: Lana Meddings

Customer Details

Name: Mr Raymond negus

Address: 21 Masfield drive, Masfield Drive, Masfield Drive Masfield Drive Upminster

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I own 34 Derwent Street and consider 4 properties built on the land do not allow for sufficient parking and car turning so would recommend restriction to 3 properties

Raymond Negus

Sent: Sunday, August 7, 2022 2:36:20 PM

To: Meddings, Lana (City of Lincoln Council) <Lana.Meddings@lincoln.gov.uk>

Subject: Derwent, new work on garages

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As a resident of Derwent Street, I am very concerned about the work planned for the garages..as we live opposite this, and really not happy with plans, of the high way, one for the working on this and where the parking bays would be, as we live right in front of this, we're they would be, which could cause a lot of problems with our parking, where there County Council have done these marking. Whole lay out off this.. noise ,disturbance..The design off the parking is not fair on a few off the residents , they should use street parking, with parking priments, most residents have to do this..so I really this would be a big problem..And the work in this street And Air pollution would be a concern of mine as we suffer with chest problems... I think should consider very carefully, about it will cause alot of upset and disturbing upset, when this is being done and it will block most of the road of at the bottom of the street, and we need access at all times , as this is a cul de sac..it needs very carefully thinking about, ...as this will not work, house are going g to be close together, and cause problems with people who already live near one of the garages....so there's a considerable thought needs to go into this...thank you Mrs j Lamb, residents of 38 Derwent Street..wait to here from your out come..hopefully it will be good for us..And so this was late but I never received a letter, my neighbour, gave is is..Julie Lamb

Thank you Lana,

We are still unable to log onto the site so please can our comments be submitted? And could we be advised of the relevant meeting date?

We still have the same concerns that we outlined in the initial stages of requesting planning permission as the proposed plans have not changed. There will be a significant impact from the development on our property. The proposed property is too close in proximity to our home and would block 3 windows on our side aspect leading to loss of light and the rear of the proposed development would block light into our kitchen and dining room as it protrudes here. We would also be significantly overlooked by 4 households, which we aren't currently at all.

Our garden currently has a brick wall as a border and we would not want this removed and replaced with fencing as the plan suggests. There is also a very real risk of damage to our property if/when things are demolished. Discussions must be had with us before any changes to the boundary are made.

When looking at the Reserved Matters application in the future the applicants needed to consider how the properties are positioned on the site, and designed externally, to ensure that any impacts on existing neighbours are minimised - we can't see how our previous concerns about impacts have been minimised.

We are also incredibly concerned about the noise and disturbance such a build would cause, particularly as we have a 4 month old baby who requires regular naps to ensure healthy growth and development. A building site next door would lead to a lot of noise over a potentially lengthy period.

There is also still no provision for vehicles to turn around safely at the end of the street in the current plan, most vehicles turning at the end of the street utilise the site to turn in and have done for many years. The increased traffic of delivery vehicles and residents/guests would have significant trouble turning at the very narrow end of the street as the plan proposes and there is an increased likelihood of damaged vehicles.

Kind Regards,

Liz and Simeon Clark
23 Derwent Street

Application Summary

Application Number: 2022/0542/RM

Address: Garage Court Derwent Street Lincoln Lincolnshire

Proposal: Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of 4no. dwellings as required by outline planning permission 2022/0135/OUT

Case Officer: Lana Meddings

Customer Details

Name: Mr Chris Gresham

Address: 32 Derwent St Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The current plan almost ignores, except for the off street parking, the effect that such a development will have on the residents of the street, which is a cul-de-sac, especially for the residents near to the development.

There is no provision for vehicles to be able to turn around safely at the end of the street in the current plan.

With the ever increasing use of delivery vans etc. any vehicle parked at the development area of the street will be at threat of damage by traffic, including by local residents vehicles.

No doubt, if the whole street was a new development a turning area would have to be incorporated in the design, so surely as there will be such a drastic change of use to the plot, a turning place should be provided .

If 3 houses rather than the 4 shown were built, a turning area could be incorporated to allow vehicles to be safely turned around, and each dwelling would be able to park 2 cars on their driveways in tandem.