

Application Number:	2022/0679/FUL
Site Address:	Central Market, Sincil Street, Lincoln
Target Date:	30th January 2023
Agent Name:	John Roberts Architects Ltd
Applicant Name:	Maria Clayton
Proposal:	Erection of an external furniture store within service yard to west of building.

Background - Site Location and Description

Application is for planning permission for the installation of a store for the purposes of housing the outdoor seating furniture for the Central Market which is currently being refurbished.

The property is grade II listed and is located within the Cathedral City Centre and Conservation Area No.1

The site lies within the Central Mixed-Use Area and is owned by the City of Lincoln Council, who is the applicant.

An accompany application for listed building consent has also been submitted 2022/0680/LBC

Site History

Reference:	Description	Status	Decision Date:
2022/0680/LBC	Erection of an external furniture store within service yard to west of building (Listed Building Consent).	Granted Conditionally	

Case Officer Site Visit

Undertaken on 10th October 2022.

Policies Referred to

- Policy LP25 The Historic Environment
- National Planning Policy Framework

Issues

- Local and National Planning Policy
- Effect on the Setting of the Listed Building
- Effect on the Character and Appearance of the Conservation Area
- Effect on Visual Amenity
- Highway Safety
- Effect on Amenity.

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	Comments Received
Environmental Health	Comments Received
Historic England	Comments Received

Public Consultation Responses

No responses received.

Consideration

Policy

Policy 25 and 26 are relevant.

LP25 of the CLLP and states that;

"Development proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building."

With regard to Conservation Areas, LP25 states "Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting."

Policy LP26 Design and Amenity is also relevant stating "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."

The Proposal

The proposed furniture store is to be located to the exterior of the west elevation. This elevation is now identified as the 'rear' elevation and functions as a service yard for the Central Market building following the approval of an associated bin store, and the electricity sub station also in this location.

The proposed external furniture store is required to be able to realise the aspirations of the previously approved scheme for the refurbishment of the market building and

improvements to the external areas.

The Design and Access Statement identifies that "the store is required to provide the necessary storage facility to support the proposal for external tables and chairs to be sited within the public space around the Lincoln Central Market. The proposal will enable the lifespan of the external furniture to be extended beyond that which would be expected if the furniture was left exposed to the elements."

The furniture store is 3m x 2m x 2.5m high. The furniture store enclosure is constructed in GRP in a neutral grey colour to match that previously agreed for the electricity substation.

The justification for the proposal is that the store is required to be able to support the delivery of the refurbished market building and external spaces and the overall rejuvenation of a landmark listed building within the City. The agent states that "The external furniture store is required to house tables and chairs used within City Square. Whilst it may be possible to house these in the market overnight it would not be possible to do so in the daytime outside the summer months when they would not be placed within the square".

The store is a functional piece of apparatus which has been identified as required for the successful operation of the improved Central Market building.

The housing has been selected to match the adjacent substation in design and materials. The agent has identified that it is not feasible to create an additional timber fenced enclosure around the store to match the adjacent bin store however as there is insufficient room to do so and maintain access. The size of the store has however been selected to be the minimum required to accommodate the furniture.

Given the location of the new store to the rear/ side of the building in the service yard area of the site, public views of the structure are limited. Whilst the store is rather utilitarian in appearance, given the location of the store and the justification for its requirement, the effect on the visual amenity of the area and character and appearance of the conservation area and overall setting of the listed building is limited.

No objections are raised by Environmental Health.

No objections are raised by the County Council as the Highway Authority. The siting of this permanent structure will not impede access to, or manoeuvrability around this servicing area. LCC as HLLFA request that the area where the store is to be located is stopped up, to no longer serve as public highway.

This is done through an application by the applicant to the Secretary of State. The Highway Authority has advised that it is not necessary for the stopping up order to be agreed prior to any grant of the planning application (or listed building consent).

The Environment Agency advised that should the development be within 8m of the River, any work may be subject to permitting under the Environmental Permitting Regulations 2016 and that discussions with the EA should be entered into. The agent was advised of the response and confirmed that no development works are proposed within the 8m easement within this application, and that the re-paving works consented under the original scheme have already been notified to EA and the appropriate fee paid by Lindum.

Central Lincolnshire Local Plan Review

Review of the Central Lincolnshire Local Plan commenced in 2019. The 1st Consultation Draft ("Reg 18") of the Local Plan was published in June 2021, and was subject to public consultation. Following a review of the public response, the Proposed Submission Draft ("Reg 19") of the Local Plan was published in March 2022, and was subject to a further round of consultation. On 8th July 2022, the Local Plan Review was submitted to the Planning Inspectorate in order for it to commence its examination.

The Draft Plan may be a material consideration, where its policies are relevant. Applying paragraph 48 of the NPPF, the decision maker may give some weight to relevant policies within the submitted "Reg 19" Plan, with the weight to be given subject to the extent to which there may still be unresolved objections to those policies (the less significant the unresolved objections, the greater the weight that may be given).

Application Negotiated either at Pre-Application or During Process of Application

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed store is required to aid the successful operation of the refurbished Central Market building. The proposed store is not considered to be harmful to the setting of the listed building or detract from the character or appearance of the Conservation Area, in accordance with both local and national planning policy.

Application Determined within Target Date

No, extension of time agreed.

Recommendation

That the application is granted conditionally.

Standard Conditions

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

Conditions to be discharged before commencement of works

None

Conditions to be discharged before use is implemented

None

Conditions to be adhered to at all times

None

Table A

The above recommendation has been made in accordance with the submitted drawings identified below:

Drawing No.	Version	Drawing Type	Date Received
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