

## Update Sheet 25<sup>th</sup> January 2023

### Site of Victory Hotel

#### Additional consultation response

**From:** Paul Ostafiehyk  
**Sent:** Thursday, 19 January 2023, 13:03  
**To:** Hewson, Gary (City of Lincoln Council) <[gary.hewson@lincoln.gov.uk](mailto:gary.hewson@lincoln.gov.uk)>  
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**Subject:** Council Budget Proposal Consultation

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Hello,

I put this comment into my responses to the above survey.

"There have been two residential developments in my locality with the old Victory Inn and Sinclair factory under development. In addition to the "levy" the Council is asking to support Social Housing and the NHS there should also be a pledge from developers to make the buildings more sustainable (harvest rain runoff and make end of terrace houses support green walls) and incorporate recycling of grey water with under car park reservoirs rather than just approve another set of boxes called houses or pay an increased levy."

You may want to pass this onto the City Planning department?

Best Regards

Paul Ostafiehyk

PS The recent sunny weather has meant that I have been using my newly created diy solar oven to cook among other things my own lima bean recipies (aka baked beans). Brilliant and as I used the packaging from my online meat supplier to make the oven its win win with cost of living and energy crisis.

### Trees and Landscaping

The application is accompanied by a Pre-Development Tree Survey and Tree Protection Plan. The City Council's Arboricultural Officer has assessed these and also visited the site. An Arboricultural Report and Tree Planting Plan have also been submitted as part of the revised application. The application includes some tree removal, to which neighbours have objected.

The tree survey plan and proposed tree planting and landscaping plan can be seen below.

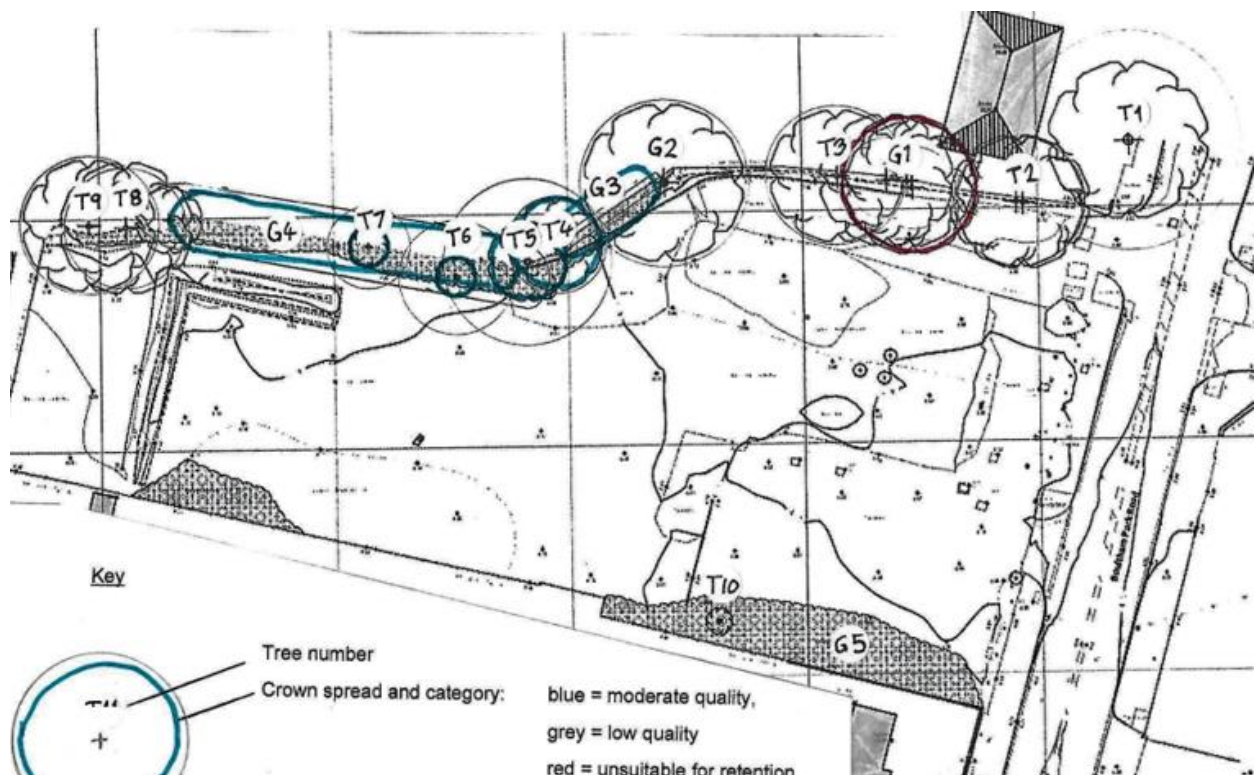
The application advises that T2, T3 and Group 1 (G1) consist of eight semi-mature Ash trees plus some younger Ash. These are located adjacent to the north boundary, towards the front of the site. It is considered that these are too close together and too close to fence to be able to properly develop, they also overhang the neighbouring house. It is proposed that this group is removed and replaced by a hawthorn and holly hedge. The Arboricultural Officer has raised no objection to their removal, suggesting that this group of trees have a limited useful life expectancy.

It is also proposed to remove the sections of the Hawthorn hedge within the application site identified as G4 along the north boundary towards the rear. It is considered that this has become tall and gappy and is proposed to be replaced with an ornamental hedge of Photinia and Amelanchier. The Arboricultural Officers has

noted that these proposed replacements are non-native species, and Photinia prefers an acid to neutral pH. A preferable option would be to coppice the hedgerow and gap up with the same species, which would make the hedgerow a more valuable biodiverse habitat. Officers would suggest that this matter be conditioned, requiring the applicant to provide details of these proposals for approval.

The Arboricultural Officer agrees with the comments provided with regard to G5 and T10, adjacent to the south boundary towards the front of the site, being of little amenity value. Accordingly, there is no objection to their removal.

The Arboricultural Officer has no objection to the proposed tree protection measures. He has made some specific recommendations, which will be conditioned. He has also raised no objections to the proposed landscaping plan. Officers are also satisfied with the proposed landscaping, and consider this will enhance the development.



Tree survey plan



## Tree planting and landscaping plan

### Revised Recommendation

That the application is Granted Conditionally:

- a) with delegated authority granted to the Planning Manager to secure the financial contribution through a S106 towards affordable housing, health and education; and
- b) subject to the following conditions:
  - Time limit of the permission
  - Development in accordance with approved plans
  - Samples of materials including hard surfacing
  - Existing site levels and finished site and floor levels
  - Details of all walls, fences, railings and gates, including to raised walkway to south
  - Details of refuse and cycle store
  - Windows and doors to be set in reveal
  - Assessment of off-site impact of all external lighting
  - Hours of construction/delivery
  - Bollard/other safety measure adjacent to parking spaces to south boundary
  - Details of proposed works to hedgerow to north of the site (G4)
  - Tree protection measures
  - Implementation of landscaping scheme
  - Closing of existing access
  - Habitable finished floor levels no lower than 5.48m above Ordnance Datum
  - No habitable rooms to ground floor of Blocks B and C
  - Contamination site characterisation and remediation measures/implementation

## **Central Market 2022/0680/LBC and 2022/0679/FUL**

Condition 2. 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.

Proposed plans to be listed in Table A-  
LCM-JRA-V1-XX-DR-A-0112-P06 (Proposed elevations)  
LCM-JRA-V4-000DR-A-0107-P04 (Proposed Site Layout)

## **20 Avondale Street - 2022/0784/HOU**

Representation from Annie Griffith – 23<sup>rd</sup> January 2023

Dear ladies and gentlemen,

First may I thank you for the opportunity to speak to you, representing the views of many of those living in the Abbey Ward.

I am here today to speak against the retrospective planning permission on no.20 Avondale Street.

This planning permission comes before yourselves retrospectively, as part of a development to turn yet another family house into a house of multiple occupation. As our representatives on the City Council are aware, the march of absentee landlords buying 3 or 4 bedroom family properties in the Abbey Ward, and turning them into 6 lettable room HMOs seems to be unstoppable.

Over a quarter of the houses in Avondale Street are now Houses of Multiple Occupation, and as houses go up for sale, they are bought at inflated prices, and converted. The financial advantage for a landlord is not difficult to see - at an average rent of £470 per month, a house which has been subdivided into 6 separate rooms will see an income of £2820 per month. However, these profits to non-resident landlords comes at a huge cost to Lincoln itself - family houses are almost impossible to buy for average purchasers.

The community spirit for which the Monks Road area was once renowned is all but gone, as a seemingly endless parade of short term tenants come and go with little respect for the area or the properties in which they live. Litter and anti-social behaviour is rife, and as police records will show, always centred upon the HMOs in the area.

I appreciate that this committee cannot control the people who live in the area, but it can control how the houses within the area are developed, and the effect that it has on the residents. The basic disrespect that landlords and developers show for this committee is

writ large upon the fact that number 20 Avondale Street did not apply for this planning permission before work started. Or whilst work carried on. I harbour no illusions that if a planning inspection had NOT taken place, then no permissions would have been sought, no building inspector's reports would have been obtained and nothing would have been said. As it was, no objections could be levied because of the retrospective nature of the planning application, and no notification was received by local residents, so we could not write to object. It is only because I have been in contact with Councillor Smalley in hope that she could do something to help with situation that I even knew this application had been made, and I could speak against it.

Whilst work was carried out at no. 20 Avondale Street, residents' parking schemes were flouted, piles of building materials were left in the street and skips were left in the road for months on end. One of those piles of building materials is still there, more than a year after the work started, along with stolen road signs which were used to illegally close pavements and road access to allow the development to continue unabated.

Planning regulations ask that overdevelopment is taken into account, and I would respectfully submit that the ground floor extension is the very definition of overdevelopment. All these houses have extremely small gardens, and the extension at number 20 has swallowed over a third of the already small garden, resulting in overmassing and overlooking the amenity space for the immediate neighbours. The plans available on the planning hub clearly show this. There is also a very clear impact on local amenity and character, as the extension was made purely to maximise HMO profitability on a street already over utilised with HMO properties. The character of the street and local area is changing as a direct result of these conversions, and the residents of the remaining houses are desperate for it to stop.

I respectfully ask the committee to take action to make developers pay attention to the legislation which is in place to regulate their activities for the benefit of the entire area. This illegal development can be denied, reducing the number of rentable spaces by one or two, which may seem like a small amount, but will be a message to all developers. Please do not send a tacit message that permission does not need to be sought, and that this committee and this council can be utterly disrespected. According to planning regulations freely available on the City Council website, planning was clearly required. And they chose not to apply, as they knew it was neither in the best interests of the area nor in and of itself, legal.

Please deny it. Please show that the council knows what is best for Lincolnites.

## **Comments for Planning Application 2022/0784/HOU**

### **Application Summary**

Application Number: 2022/0784/HOU

Address: 20 Avondale Street Lincoln Lincolnshire LN2 5BL

Proposal: Erection of single storey side and rear extension (Retrospective) (Revised Drawing).

Case Officer: Julie Mason

### **Customer Details**

Name: Not Available

Address: Avondale Street Lincoln

### **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This street is already overrun with people using the street as a car park.

After speaking with many residents on this street I know everyone is against this.