

Update Sheet Planning Committee 22nd March 2023

Officer Comments

The officer report referred to the site being vacant although as highlighted by Mr Tyers below, the restaurant is still operational. This does not change the conclusions within the report or the recommendation.

The authorised use of the ground floor of the premises is a restaurant (Use Class E) and this use class would not change as part of the application. The current restaurant could remain or it could be used for a different use within Class E.

Further conditions –

- Further details shall be submitted including sections of the proposed shop front.
- The shopfront shall be implemented before the occupation of the first apartment.
- Corridor windows in the north elevation to be obscure glazed.

Further information submitted by Mr Tyers in relation to 2022/0762/FUL – 18A – 20 High Street

Christopher Tyers
The Golden Eagle
21 High Street
Lincoln
LN5 8BD

To Whom it may concern,

After reading the report findings of the planning officer I feel I need to add to my previous objection in response to their conclusion.

Where the planning officer states the windows of apartment 3 & 7 are not directly opposite our windows they are offset to my 12yr old daughters room by as little as approx 15 degrees for the window in the entrance and 23 degrees to the bedroom window with an approx distance from that window of 12.5m a long way from the required 21m for a 2 story property and 38m for a 3 story property. Where as the hallway window is virtually parallel while I understand the hallway doesn't constitute as a habitable room it is still in such a close proximity to my daughters bedroom I feel a massive loss of privacy. (see word document entitled privacy)

While I completely agree that the objection of over shadowing in our beer garden is incorrect and would not be impacted. however our smaller area within the access area although covered is covered with clear corrugated material to allow light to pass though into the seating area the boundary wall which you have given an approximate height of 3m is in fact 2.2 meters.

Regarding the loss of light to the bar area please see PDF document light loss sketch which clearly demonstrates the addition of the second floor does in fact cause significant light loss (see word document pub internal)

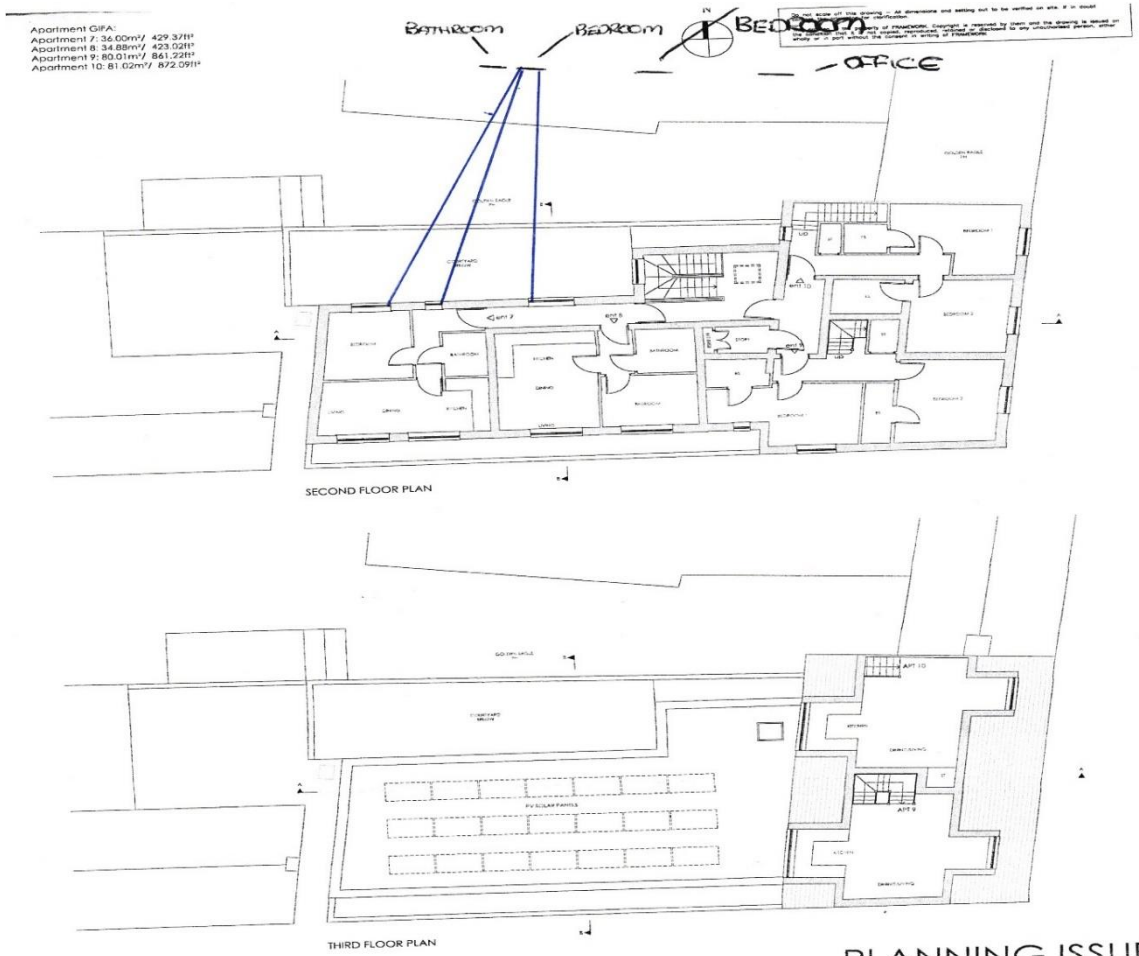
While the Highways Authority see no issue regarding parking and safety I would strongly have to disagree parking over our entrance causes many issues including safety and damage to our building and cars and is also damaging to business (see word document parking and damage)

In the conclusion of the report the officer states the proposal will bring a vacant site back into use, this is a false statement as the restaurant and takeaway is still a trading business so therefore not a vacant site but merely a business looking to obtain planning permission and close the business or sell on for a profit once planning is obtained.

Please see other various attached images and files for planning committee reference purposes.

Yours sincerely

C.Tyers



PLANNING ISSUE

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	27.11.2022	PREPARED	MM	MM
2	17.05.2023	REVISED	MM	MM
3	07.09.2023	REVISED	MM	MM
4	08.09.2023	REVISED	MM	MM
5	13.05.2024	REVISED	MM	MM
6	14.05.2024	REVISED	MM	MM

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	APRIL 2022	PREPARED	MM	MM
2	22.07.2014	REVISED	MM	MM

PROPOSED RESIDENTIAL DEVELOPMENT AT PHOENIX CANTONMENT RESTAURANT

Framework Architects

2, HANOVER SQUARE, WESTMINSTER, LONDON, W1A 1AA

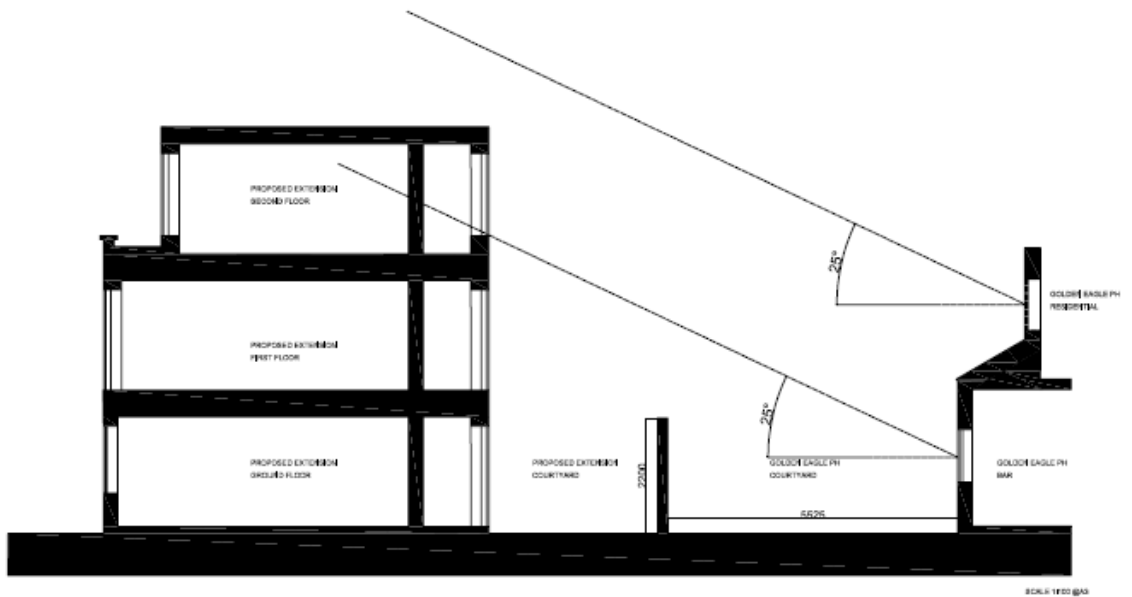
In this image please see calculated position of windows on our residential area, the bedroom window in this image is my daughters bedroom, moving this room is not an option as it's the only room not situated above the bar done so to prevent her being disturbed by the bar below.

Proposed bedroom

23 degrees at a distance of approx. 12.5m (bedroom window)

15 degrees at a distance of approx. 11.75m (entrance window)

Parallel at a approx distance of 10.5m (hallway)





Internal pictures demonstrating the level of natural light we currently receive, light our customers clearly enjoy as the window areas are the most favoured by our customers, the proposed overbearing development will block out all of this natural light (see PDF titled "light sketch") resulting in a reduced enjoyment from our customers resulting which will undoubtedly be damaging to business and result in higher energy costs due to loss of natural light and natural heating from the sun.











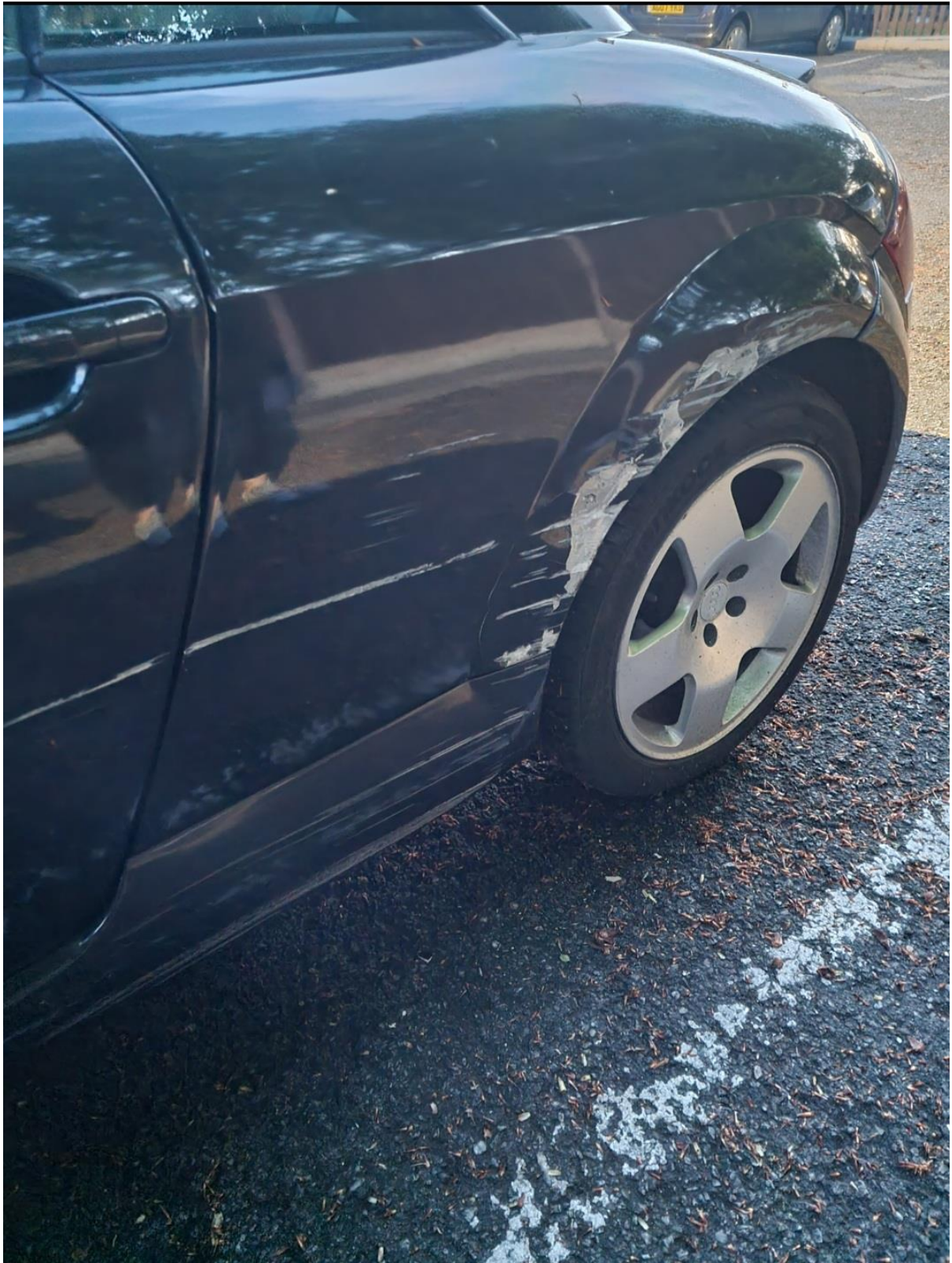
















Multiple images of poor parking taken over a short period of time, as can be seen by the images we have many (these are just a few caught on camera) issues regarding vehicles parking over our entrance to our carpark located at the rear. An issue I believe will greatly rise should a shop open through the day be placed on the high street as apposed to a takeaway/restaurant, and will greatly rise due to lack of parking on the proposed development and an already lack of parking on Henley St for guests and residents of the proposed development as outlined . Due to our narrow width of the

entrance at 2,565mm and an average family car (ford Mondeo) having a width inc wing mirrors 2,078mm this leaves a very small tolerance for manoeuvring around poorly parked vehicles which has resulted in multiple vehicles hitting the building and resulted in damage to vehicles and building, it also causes a danger to pedestrians and other road users while trying to enter onto the high street effectively blindly due to creeping past closely parked cars.

Buildings and Structures of Local Importance (Local List)

- 1) **22 / 23 High Street and Golden Eagle Public House** – c1800. An early example of domestic architecture on the High Street frontage with original roof covering and windows to front elevation. Number 22/23 still in domestic use.
- 2) **41 / 43 / 44A High Street** – c 1820. One of few remaining Georgian buildings in this part of the High Street, retaining some original features.
- 3) **115 High Street** - 1901. Built for its own occupation by the West family - a prominent Lincoln family. Different design important to the townscape in this area. Retains all original features at first floor level.
- 4) **380 / 381 High Street and 66 Monson Street** –1860. Important in terms of local history as was the County Police Station. Retains original features at first floor level.
- 5) **99 - 101 Rookery Lane** – c1880. Formerly three cottages, now converted into two. One of few remaining agricultural cottages possibly in association with surrounding farm land of Boultham Estate.
- 6) **15 - 25 West Parade** – 1885. six houses for Mr C K Tomlinson designed by William Watkins, a prominent local architect. Most retain original features in particular front boundary walls and railings enhancing the townscape.
- 7) **5 - 15 Beaumont Fee** – 1885. six houses for Mr C K Tomlinson designed by William Watkins, a prominent local architect. Most retain original features.
- 8) **1 - 5 St. Mary's Street** –c1840. Important because all retain part or all of original shop-fronts, first floor and dormer windows. All in original materials creating an attractive row of shops enhancing the townscape.
- 9) **St. Hugh's Chambers, 15 - 17 Corporation Street** – 1899. *Important because of unique front Gothic elevation decorated with gryphons and arabesques which accentuate the oculus window. Also feature stone decoration reading "ST HUGH'S CHAMBERS 1899".* (NOW A STATUTORILY LISTED BUILDING)
- 10) **Cheltenham Arms Public House, Guildhall Street** - Important because of local history - a converted late eighteenth century warehouse with hoist bay still intact. Front elevation partly decorated with fruit, possibly denoting original use as a fruit warehouse.
- 11) **Mint Street Baptist Church** – 1870. Important in terms of architecture and association with adjacent statutorily listed former Baptist Sunday School.
- 12) **72 Park Street** – c1850. Important in terms of local history as formerly a Blacksmiths. Retains original features, particularly tall chimneys.
- 13) **Former Robey Globe Works** – c1870. Important in terms of local history - in terms of important industrial architecture. Retains many original features.
- 14) **365 / 366 / 367 High Street** – 1875. Important in terms of unique design of buildings enhancing the local townscape.
- 15) **Reindeer Public House and buildings to the rear, High Street** - Important early buildings in this part of the High Street - part constructed of stone.
- 16) **1 St. Catherines Road** – 1890. Important in terms of unique design of buildings enhancing the local townscape.
- 17) **Sobraon Barracks - Barrack Block and Keep House** – 1887. Important in terms of local history and military architecture - only ones in Lincoln.
- 18) **Turks Head Public House, Newport** – 1875. Important in terms of unique architecture and important position adjacent to Newport Arch. Enhancing views towards the Arch.
- 19) **Former Police & Fire Station, Church Lane** – 1880. Important in terms of local history as was the Police and Fire Station. Original features have been retained.
- 20) **2 The Grove** – 1875. Important as designed and lived in by William Watkins - a prominent local architect.
- 21) **Lodge to former Eastcliff House, 6 Eastcliff Road** – 1877. Important in terms of local history. Eastcliff House was built for and occupied by Nathaniel Clayton, a prominent local Industrialist. The Lodge is the only surviving building of the Estate and has retained most original features.
- 22) **Buildings at Lincoln County Hospital** - Important example of early hospital buildings. Main nucleus by Alexander Graham 1878 in the Hatfield House style. Low ancillary wings by William Watkins 1891.
- 23) **Dawber House, St. George's Hospital** - *Impressive example of early health authority buildings (demolished)*
- 24) **Boultham War Memorial**: Important in terms of local military history.
Bracebridge War Memorial: Important in terms of local military history.
Newport Cemetery War Memorial: Important in terms of local military history.
Simons Green War Memorial: Important in terms of local military history.
- 25) **Former Pack Horse Inn, Wigford Yard** - *Late seventeenth/early eighteenth century maltings. Only remaining original part of the Pack Horse Inn Public House and Maltings. Also only building in Lincoln with stone slate roof (NOW DEMOLISHED).*
- 26) **Former Pea Factory, Wigford Yard** – c1880. Late nineteenth century building. Important in terms of

contribution to townscape in this area.

- 27) **St. Martin's School, Spring Hill** - Built in 1910 as Spring Hill Council School. Designed by local architectural practice of William Watkins and his son W G Watkins, now converted to residential use..
- 28) **Home Farm, Boutham Park Road** – c1800. Part stone part brick built house set back from the road. Included because of contribution to local history of the area, as believed to be an early farm house.
- 29) **21 - 43 Portland Street** – 1876. Good example of a row of Victorian terrace town houses in Lincoln, with former servants' quarters intact.
- 30) **163 Boutham Park Road and gates and pillars adjacent to library** – c1874. Former Lodge and gates and pillars to house of Major Ellison.
- 31) **Former Maltings, Norton & Turton Warehouse & Greens Brayford Wharf North** - *A complex of buildings forming the last vestiges of the important industrial era of this area (NOW DEMOLISHED).*
- 32) **Wetherspoons PH, The Ritz, High Street** – 1937. Important because of unique neon ornament signage to exterior elevations of former cinema.
- 33) **34 - 44 Sincil Bank** – 1873. A group of early stone terraces important as indicate historical evolution of the area.
- 34) **Co-op, Free School Lane** – 1889. Important in terms of social history of City. Terracotta detailing displaying 'The Lincoln Equitable Co-operative Industrial Society', plus the traditional bee hive emblem.
- 35) **Barbican Hotel, 11 St. Mary's Street** – 1867. Important early hotel which still retains original external features.
- 36) **The Still, 22 Saltergate** – 1902. A public house which has the best preserved public house interior in Lincoln.
- 37) **Former Waterworks, Great Northern Terrace** – 1876. Former Waterworks Office now a dwellinghouse. Important in terms of social history and evolution of area.
- 38) **Former Electricity Board Offices, Brayford Wharf North** – 1898. Former Electricity Board Offices, now vacant. Important in terms of social history and evolution of the area.
- 39) **Tram Sheds, Newark Road** – 1882. Former Tram Sheds, important in terms of social history of the locality and the City's transport history .
- 40) **Omnibus sheds, Burton Road** - *Former omnibus sheds, important in terms of social history of the locality and the City's transport history (NOW DEMOLISHED).*
- 41) **267 / 269 Newark Road** - Two traditional local type of early stone cottages, important in terms of historical evolution of the area.
- 42) **37 St. Catherines** – c1860. Former police station, now used as offices for the Upper Witham Internal Drainage Board.
- 43) **Part of Bishop Grosseteste College, Newport** – c1840. original part of the College, important as an early example of school buildings in the City.
- 44) **Salvation Army, 106 High Street** – 1912. Large red brick building, with buff detailing. Illustrates social history of this part of the High Street.
- 45) **69 High Street** – 1883. Former gateway to the Boutham Estate, original details still visible at first floor level.
- 46) **Pavilion, Eastgate Bowls Club** – 1889. Original Pavilion at the Bowls Club indicating recreational and social history.
- 47) **Roundhouse adjacent to Magistrate's Court** – c1885. Former St. Mark's Midland station wheelhouse.
- 48) **280 / 281 High Street, 113 Clasketgate** – 1925. Former Boots Department Store and Job Centre.
- 49) **Odd Fellows Hall and Rustons Club, Unity Square** – 1878. Impressive large building, important in terms of social history as a former club.
- 50) **171 Burton Road** – c1835. Originally a Georgian Farm House, important in terms of social history of the area.
- 51) **Starting Podium, Grandstand** - Starting point of races on former grandstand, important in terms of history and evolution of area.
- 52) **255 Newark Road (Main Office)** – 1938. main building of Walkers Snack Food Premises. Important in terms of dominance of premises and social history of area.

List taken from Local Plan, amended 2007



Images from our weekly Monday open mic night event, a night where pubs are predominantly very quiet, we have managed to embrace and support the local musical community, which in return they support our business making our Monday nights a popular attraction for musicians and music fans alike.

An event I fear will be greatly under threat should the proposed development go ahead, our only entrance and windows in the pub both point directly towards the proposed new development a development which at 3 stories high will create a barrier preventing sound to escape causing an echo and amplifying the sound levels created leaving us at very high risk of sound complaints from new residents.

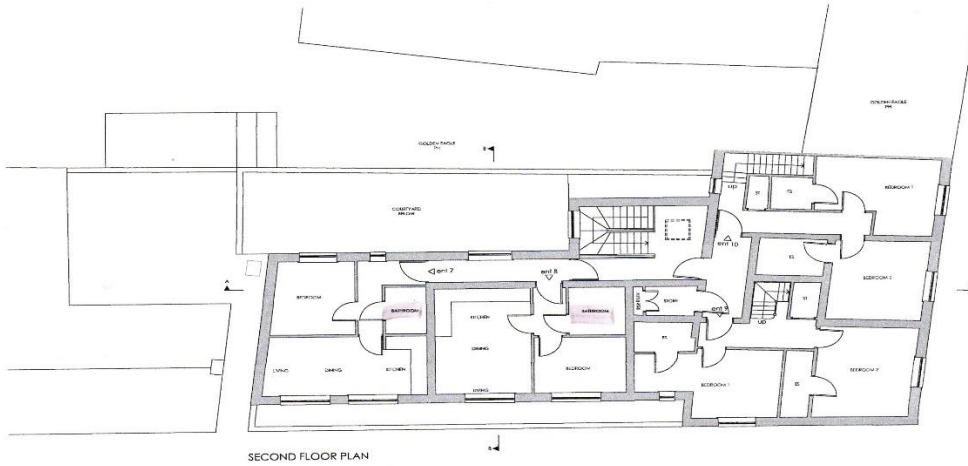


Images taken from Saturday the 18th Lincoln City v Peterborough, although a smaller attendance than normal in the pub due to an early kick off there were still a sufficient number of people in attendance. Our outdoor area attracts fans who would rather avoid the busy nature of being inside the pub, a sufficient number of people even just talking can create noise, and this area being overlooked by the kitchen/living room windows of the proposed apartment 10 and apartment 6 and the proposed communal courtyard just over the wall leads a great risk of noise complaints from the residents of the proposed development.

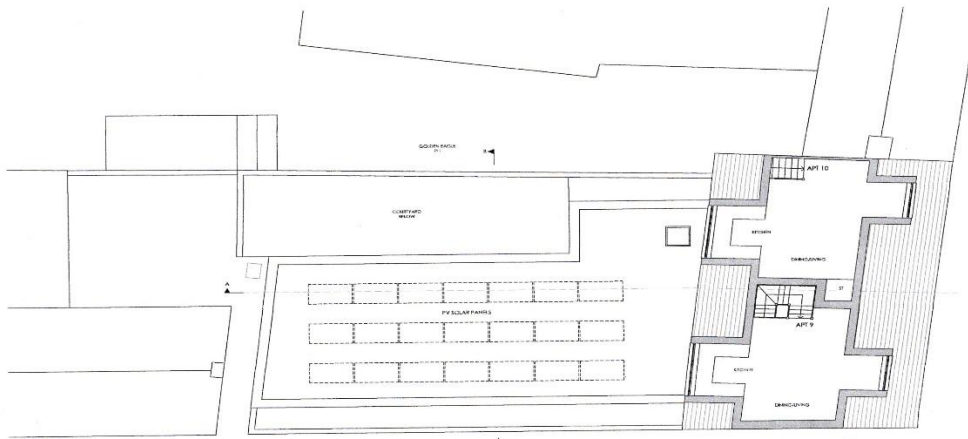
Apartment GIFA:
 Apartment 7: 36.00m² / 429.37ft²
 Apartment 8: 34.88m² / 429.02ft²
 Apartment 9: 80.11m² / 861.29ft²
 Apartment 10: 81.02m² / 872.05ft²



Do not scale off this drawing - all dimensions and settings are to be verified on site if it does not match the information for construction.
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SECOND FLOOR PLAN



THIRD FLOOR PLAN

Proposed second and third floor plans



Scale bar 1:100.

PLANNING ISSUE

Rev	Description	Date	Drawn by
01	ISSUED TO SUBJECT PLANNERS COMMENTS	22.12.2022	MF
02	ISSUED TO SUBJECT PLANNERS COMMENTS	27.01.2023	MF
03	ISSUED TO SUBJECT PLANNERS COMMENTS	07.03.2023	MF
04	ISSUED TO SUBJECT PLANNERS COMMENTS	14.03.2023	MF
05	ISSUED TO SUBJECT PLANNERS COMMENTS	03.04.2023	MF
06	ISSUED TO SUBJECT PLANNERS COMMENTS	13.04.2023	MF
07	ISSUED TO SUBJECT PLANNERS COMMENTS	19.04.2023	MF

Rev	Description	Date	Drawn by
01	PROPOSED RESIDENTIAL DEVELOPMENT AT PHOENIX CANTONESE RESTAURANT		
01	Drawn by	Checked	Date
01	HEJ	SH	APRIL 2022
01	Scale		1:100 @ A2
01	Drawn by	Checked	Date
01	MF	SH	22.02.2013
01	Scale		C

3 BLAINE STREET, SOUTH LAMBS LANE, BATHON WARE, LINCOLN, LN1 2BA
 T: 01522 532626 E: info@framework.co.uk W: www.framework.co.uk
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Please see above plans of the second floor proposed development, the GIFA (top left corner)

States that

apartment 7 has an internal size of 36M²

apartment 8 has an internal size of 34.88M²

statutory guidance technical housing standards – nationally described space standard states minimum area for single room, single occupant is 39M² both of these apartments drop a fair way from this government minimum standard.

34 Wolsey Way Lincoln Lincolnshire LN2 4QH (Objects)

Comment submitted date: Mon 20 Mar 2023

Dear Members of the planning committee,

You will all be well aware that a high number of pubs are closing every week. These places of community are an important source of social contact for their customers and the value of such places should not be underestimated. We remember all too well, the detrimental effect that the COVID lockdowns had on peoples' mental health and well-being. This also caused severe economic difficulties and many more pubs have since closed as a result. The Golden Eagle is a grand old institution which welcomes football fans home and away,, and away from matchdays, and also enjoys loyal support from its regulars throughout the year. Nevertheless, pubs walk a tightrope, balancing rising costs of stock energy and staff, set against the backdrop of reduced spending power of its customers due to the cost of living crisis. If this development is allowed to proceed, i fear it will undermine the sustainability of the pub due to the loss of the food outlet next door, the additional parking required by the occupants of the flats and the change in character of the area. I ask that you reject the application and preserve the future of the asset that serves the local community

Customer Details

Name: Mr Norman Sutton

Address: 4A Green Lane Nth Hykeham Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Light into adjacent property would be severely affected and this would have a huge impact on the ambience and general feeling in the gardens

35 Clive Avenue Lincoln Lincolnshire LN6 7UR (Objects)

Comment submitted date: Tue 21 Mar 2023

Will make the pub dark and dingy.Not a suitable location for a development of this size.