



LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Lincoln City Council

Application number: 2023/0182/PAT

Application Type: Prior Approval

Proposal: Installation of 15m high slim-line monopole, supporting 5 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto including 1 no. GPS module. (Amended Site Address)

Location: Adjacent to Post Office, Parklands Food Store, Boultham Park Road, Lincoln, Lincolnshire, LN6 7ST

Response Date: 6 April 2023

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

General Information and Advice

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

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Highway and Lead Local Flood Authority Report

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

Recommendation: No Objections

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 would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

Comments:

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage and surface water flood 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 flood risk and drainage proposals for this planning application.

The proposal is for the installation of 15m high slim-line monopole, supporting 5 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto including 1 no. GPS module, and it does not have an impact on the Public Highway or Surface Water Flood Risk.

Note for Officer:

If permission is granted, traffic management may prove difficult; the zebra crossing nearby is being upgraded to a signalised pedestrian crossing, the works are outside a Co-op, the location is close to Rookery Lane Roundabout, with a bus stop and school opposite.

Informatives:

Highway Informative 08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences 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 link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Officer's Name: Justine Robson

Officer's Title: Senior Development Management Officer

Date: 6 April 2023

Consultee Comments for Planning Application 2023/0182/PAT

Application Summary

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LN6 7ST

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Case Officer: Craig Everton

Consultee Details

Name: Mr Ian Wicks

Address: Directorate Of Development And Environmental Services, City Hall, Beaumont Fee
Lincoln, Lincolnshire LN1 1DF

Email: Not Available

On Behalf Of: Environmental Health

Comments

I confirm that I have no objections or observations to make regarding this application.

From: Bushell, Bob (City of Lincoln Council)
Sent: 28 March 2023 11:39
To: Technical Team (City of Lincoln Council)
Subject: Planning application 2023/0182/PAT

Categories: Milly

Good morning,

As a Moorland ward councillor I would like to request that this application is discussed at a future full Planning Committee meeting.

Many thanks,

Cllr. Bob Bushell

Sent from [Outlook for Android](#)

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Case Officer: Craig Everton

Consultee Details

Name: Mr Ian Wicks

Address: Directorate Of Development And Environmental Services, City Hall, Beaumont Fee Lincoln, Lincolnshire LN1 1DF

Email: Not Available

On Behalf Of: Environmental Health

Comments

I confirm that I have no objections or observations to make regarding this application.

Customer Details

Name: Not Available

Address: 236A Boultham Park Road, Lincoln, Lincolnshire LN6 7SU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Co-op entrance already causes significant dangerous road and foot path issues. The location of the proposed monopole and equipment would create additional distraction for vehicle users and pedestrians, it would significantly damage the visual amenities of the area and street, cause additional traffic issues as well as potential health and safety issues and noise issues from equipment. Installation and future maintenance will also cause significant disruption to a congested area for both vehicles using the road and pedestrians. It has already been highlighted that this area, adjacent a senior school, church and shops pose considerable risks to the general public and school children. I therefore object to this proposal. The location should be to the rear of the shop away from the public highway.

Customer Details

Name: Not Available

Address: 236A Boutham Park Road Lincoln

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Co-op entrance already causes significant road safety issues, litter and unsightly parking issues as well as anti social issues with alarms sounding and deliveries. The location of the proposed monopole and equipment would further detract from the visual amenities of the area, cause additional traffic issues as well as potential health issues and noise issues from equipment. I therefore object to this proposal. The location should be to the rear of the shop away from the public highway.

Customer Details

Name: Not Available

Address: 236A Boutham Park Road, Lincoln, Lincolnshire LN6 7SU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal will cause additional vehicle and pedestrian safety issues, damage the visual aspect of the street and surrounding area.

Cause health and safety issues from the equipment via noise and radio waves, the installation and future maintenance of the equipment and pole will cause additional risks to both road users and general public as well as school children as the area already suffers from congestion and risks to life from high traffic use. The pole should be located to the rear of the co-op or other area that is not next to a public highway or public foot path

Customer Details

Name: Not Available

Address: 38 Faulding Way Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Here is a excellent link with loads of informative factual videos from reliable sources.

The dangers of this technology is clearly deadly, indiscriminate and it should not be easily accepted as safe.

Please reconsider this application being in a high residential area .the negative health implications of giving 300hertz pass through the body are now gong raised in every medical journals, you're going to have a up rise in cancers , blood disorders, and so on, if you're ready for the damage it will cause .and ill health it will bring

Profits before people's health and safety will not be accepted nor will the excuse I was just doing my job in any court of law when people are held accountable.

<https://actionagainst5g.org/health/health-impacts/>

Customer Details

Name: Mr JOHN WEARING

Address: APPT 34 HOME GRANGE BOULTHAM P BOULTHAM PARK ROAD LINCOLN LN6
7ST

Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: REPRESENTATION by HOME GRANGE RESIDENTS ON THE PROPOSED RADIO
BASE STATION REF LOC 2023/0182/PAT

Initially we would state that we are not against the installation of wireless masts.

However, we are concerned that the siting of this particular mast leaves much to be desired. The position next to an already busy road and pedestrian area will only lead to more problems in this area. The restricting of the footpath width, especially whilst maintenance on the cabinets is being undertaken, would mean that pedestrians would have to use the road to pass with the increased danger of accidents. There is no where for engineer's maintenance vehicles to park adjacent to the cabinets.

The applicants state that they have surveyed and rejected 10 sites in the area, but they have not considered any other sites in close proximity. Two of the rejected positions, no's 8 and 9 in letter to Councillor C. Watt dated 22 February 2023 ref LCN26742, are both rejected on the basis of that they are surrounded by residential properties. It should be noted that the chosen position is also surrounded by residential properties and especially Home Grange which is a 3 storey, 36 Apartment, Residential property. This has been totally overlooked in the submission. It is situated at the rear of the Coop and is not shown on any plan drawings submitted and is a very significant residential building. It is of a similar height to the Coop.

There does not appear to be any information as to why this particular position has been chosen or reasoning as to why it is the only suitable spot in the area. However, there are at least 4 positions eminently suitable nearby which would cause minimal disruption and be very safe having no need for the cabinets or monopole to encroach upon the footpath. These are: -

1. Grassed area in front of library.
2. Parking area to rear of library.
3. Grassed area between the library and police house.
4. Waste land between police house and Coop store.

We are also concerned that the proximity of Home Grange retirement apartments has NOT been taken in account at all. The building is approximately the same height as the Coop with the 2nd floor apartments especially Nos 34 to 37 inclusive being only 2 metres lower i.e. 7 metres from ground level and in direct uninterrupted line of sight to the proposed monopole aerials. As the lowest aerials will be at height of 11.5 metres (see information supplied by applicant). Thus, the apartments will only be 4.5 metres below the aerials not 11.5 metres.

We feel that this should be addressed with a formal EMF radiation pattern diagram being actioned and be part of the application. The supplied information with regard to radiation levels is purely based on research and theoretical information but not on the actual situation at this position. These apartments are permanently always occupied.

We therefore object to this proposal.

John Wearing

Chairman Home Grange Residents Association

On behalf of Home Grange residents after meeting on 04 April 2023