

Update Sheet – Planning Committee 7th August 2024

17 Queens Crescent Lincoln Lincolnshire LN1 1LR (Objects)

Comment submitted date: Sat 03 Aug 2024

I strongly object to the planned change of use of property 12 Queens Crescent from flexible dwelling (C3) and HMO (C4) to use as children's care home (C2).

1. Change of character of the neighbourhood.
2. Parking
3. Suitability of the property for intended use after change

1. This is a quiet residential neighbourhood, and use of the property as a carehome would significantly change the character of the neighbourhood to mixed use, including commercial businesses. The proposed children's care home will cause a substantial increase in traffic catering for the needs of this type of accommodation, such as professional services in addition to the residential carers, transportation of children to and from external activities, and various types of deliveries, basically similar to supplying a business.

It appears obvious that the applicants are attempting to shore up their gains from the property from the transient HMO occupation, which already disrupts the neighbourhood - without previous experience or evidence of good practice in caring for vulnerable children. This poses a risk for the underage occupants but also the local community.

Parking is already an intolerable problem in this street with a larger number of permits in circulation than spaces available, which is due to the number of HMOs, often with several cars per property. Permit holding residents can often not find any parking spaces in the zone, especially after 6pm when restrictions are no longer enforced. The stated parking requirements for the proposed change (3-5 carers, likely travelling by car, depending on staffing rota as per planning application) not only increase this situation but do exceed the permissible number of permits of 2 available for this property.

3. It is unclear if the proposed occupancy of up to 4 children plus residential carers (3-5 according to the staff rota) complies with or exceeds the legal occupation of this property. In addition, there are no outdoor play areas for the children, which did exist before an extension was added to the rear of the property.
4. In addition, allowing conversion to C2 will create a precedent for the owner to do the same with number 14, which would be further detrimental to the character of the neighborhood for the reasons stated above.

4 May Crescent Lincoln Lincolnshire LN1 1LP (Objects)

Comment submitted date: Fri 02 Aug 2024

I object to the change of use to this property. This area is a residential area not suitable for the proposal. There are vulnerable residence, families with young children and very limited parking in this area. What supervision would there be of the said property and what age group covers' children's home'? I strongly opposed this application. E Hawker

85 Richmond Road Lincoln LN6 8SS (Objects)

Comment submitted date: Thu 01 Aug 2024

Not suitable location, no collection/drop off points, small road with too much traffic already. Residential area which can't support the additional cars in location close to schools.

12 Cambridge Avenue Lincoln LN1 1LS (Objects)

Comment submitted date: Thu 01 Aug 2024

I strongly object to the proposed plans and agree with all points made previously in relation to objecting to them.

I have seen no evidence to reassure me that the plans for this property are in any way suitable for a children's home. There is already a lack of available properties in the area for family use and the parking issues in the immediate area would only be exacerbated with the increased traffic necessitated by the proposed plans.

I am concerned that the proposed C2 plans, which as I understand it, require no further planning permissions for change of use, could leave this property open to any number of possible uses that may have a negative effect on what is a quiet residential community.

As a long standing local resident, I sincerely hope that this planning application will be rejected.

11 May Crescent Lincoln Lincolnshire LN1 1LP (Objects)

Comment submitted date: Thu 01 Aug 2024

The state of parking in the area is already at breaking point when the students are here. So I object as the staff will find it hard to find spaces after 6pm