

## **22 York Avenue Lincoln Lincolnshire LN1 1LL (Objects)**

**Comment submitted date: Wed 11 Sep 2024**

This application mirrors an identical one at the adjacent property which was recently passed by the Planning Committee despite many objections from residents and ward Councillors mainly on the basis of anticipated increases in traffic and parking in a very congested area. The current application will simply exacerbate those problems as it is certain to result in a further increase in that type of issue. I also have some serious concern that as there are currently a number of other properties on the market in the area if this application is approved there could be a follow up chain reaction of further similar applications with the West End becoming the "goto" area for children's care homes in the City.

And finally I would say that I do feel there is something a little underhand about this application which is from the same organisation that recently gained approval for the adjacent property. Work has been underway at no 14 for some considerable time now and it is clear that there was always an intention to try to get approval for the conversion of both properties. Why did this application not go to planning at the same time as the first one?

## **11 Queens Crescent Lincoln Lincolnshire LN1 1LR (Objects)**

**Comment submitted date: Wed 11 Sep 2024**

I'm writing to object to the planning application to change 14 Queens Crescent from C4 (HMO) to C2 (residential institution). As a neighbour opposite, this situation has caused me significant mental stress, and I have serious concerns about the impact on our community. It's easy to make decisions without fully understanding the situation, but listening to residents should be a priority. The community feels unheard, and we're distraught. All the objections raised regarding 12 Queens Crescent still stand. Parking is a big issue. The applicant claims space for four cars, but that's already used by residents of 14a and 14b Queens Crescent. Repurposing it will only worsen parking problems on this overcrowded street. I also doubt the claims that 12 and 14 Queens Crescent will operate independently. The scaffolding shows these properties are connected, and residents will likely interact, increasing the risk of anti-social behavior and noise. The applicant has no proven ability to run this kind of facility. Their care company is brand new, and they can't even maintain the boundary walls and fences despite repeated requests. There's also no secure outdoor space for the vulnerable children they plan to care for. We're already seeing negative impacts - a property sale on the street fell through due to the C2 use at 12 Queens Crescent. The character of our

quiet street is at risk. I strongly urge you to reject this application. At the very least, please visit the site and see for yourselves. I'd be happy to join you.

### **8 Queens Crescent Lincoln Lincolnshire LN1 1LR (Objects)**

**Comment submitted date: Wed 11 Sep 2024**

I object to the above planning application for the same reasons that 12 Queens Crescent was objected to.

I feel that number 14 will add even more potential for anti social behaviour and affect the selling of houses on that street. It is clearly not what local residents want as shown by the response to number 12.

My fear is that the local residents have resigned to their voice not being taken into account and believe that won't be able to change the outcome.

The local residents were very strongly against number 12 planning application and this didn't change anything.

It's a shame that the residents will have to deal with the potential issues, while those that grant such dwellings don't live on the same street. It is very easy to grant an application when it doesn't affect you even when the local neighbourhood strongly objected.

### **10 Queens Crescent Lincoln Lincolnshire LN1 1LR (Objects)**

**Comment submitted date: Wed 11 Sep 2024**

Dear Planning Committee,

I am writing to formally object to the planning application for the change of use from C4 (HMO) to C2 (residential institution) at 14 Queens Crescent. After careful consideration of the Planning, Design and Assessment statement provided by the applicant, we as direct neighbours have significant concerns about this proposal.

Firstly, there appears to be a deliberate attempt by the applicants to mislead the planning committee. By staggering the applications for 12 and 14 Queens Crescent, the full impact of these developments on the community has been obscured. The fact that scaffolding has already been erected jointly on both properties indicates the interconnected nature of these projects, contrary to the applicant's claims of independent operation.

The assertion in paragraph 7.26 that the houses at 12 and 14 Queens Crescent would function independently lacks credibility. It is highly likely that residents will interact, and the commercial interests of the applicants will naturally lead to operational synergies. This represents a clear intensification of use, with evidence suggesting that larger groups of children with complex needs interacting can increase the risk of anti-social behaviour.

There are serious concerns regarding parking provisions. The space claimed by the applicant to accommodate four cars is currently utilised by residents of 14a and 14b Queens Crescent. If this space is to be repurposed as stated, it will create additional parking pressures on an already congested residential street. I urge the committee to review the planning approvals for 14a and 14b to ensure compatibility with the current application.

Furthermore, the property lacks a suitable, secure outdoor area necessary for the care of vulnerable young people. This raises questions about the overall suitability of the premises for the proposed use.

The applicants' track record as responsible property owners is questionable. As a direct neighbour, I have witnessed their failure to maintain boundary walls and fences despite repeated requests. The perimeter wall and fence are in a state of disrepair, despite repeated attempts to encourage the owners to take action. This does not instil confidence in their ability to manage a care facility responsibly.

While the applicants claim that experienced staff will mitigate risks of noise and anti-social behaviour, there is no tangible evidence to support this. The care company itself is newly established with no proven track record in providing childcare, particularly for those with complex needs. I strongly recommend that the committee consult with Ofsted to assess the suitability of the provision, including location, property, and staffing.

The impact on the neighbourhood is already evident. A property sale opposite the house in question has fallen through, with the prospective buyers citing the recent C2 use permission granted for 12 Queens Crescent as the reason. This demonstrates the significant effect these changes are having on the local community and property values.

Finally, the conversion of two out of 26 properties in this small residential street to C2 use constitutes a substantial change in the character of the neighbourhood. This level of change is inappropriate for a quiet residential area and risks fundamentally altering its nature.

In light of these concerns, I respectfully request that the planning committee reject this application. At the very least, I urge the committee to conduct a thorough site visit to independently assess the property's suitability before making a decision. I would welcome the opportunity to join members of the committee on site.

Thank you for your consideration of these important issues.

Yours faithfully,

Marc Hanheide

10 Queens Crescent

21 Queens Crescent Lincoln Lincolnshire LN1 1LR (Objects)

Comment submitted date: Wed 11 Sep 2024

Concerns with 2nd children's home on the street. Mistakes in proposal with schools. Safeguarding concerns with staffing /recruitment / experience of employers to deal with children of trauma - this is not clear.

**Directorate of Communities & Environment**  
Simon Walters MBA, ACG, MCMI  
City Hall, Beaumont Fee  
Lincoln, LN1 1DF

2<sup>nd</sup> September 2024

Your Ref: 2024/0528/FUL

**Town and Country Planning Act 1990  
Consultation on Planning Permission**

**14 Queens Crescent, Lincoln, Lincolnshire, LN1 1LR Description of the proposed development: Change of use from House in Multiple Occupation (Use Class C4) to children's care home (Use Class C2).**

**Lincolnshire Police do not have any objections to this development.**

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. Please do not hesitate to contact me should you need further information or clarification.

Please refer to *Homes 2024* which can be located on [www.securedbydesign.com](http://www.securedbydesign.com) Homes 2019.

**Crime prevention advice is given free without the intention of creating a contract. Neither the** Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel MA BA (Hons) PGCE PGCPD Dip Bus.

Force Designing Out Crime Officer (DOCO)

**Application number:** 2024/0528/FUL

**Application Type:** Full

**Location:** 14 Queens Crescent, Lincoln, Lincolnshire, LN1 1LR

### **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:**

The development proposals will likely generate a reduction in vehicle movements to that of its former use as a HMO. It is therefore not possible to raise an objection to the proposals based on traffic impact, in accordance with NPPF.

The site provides off site parking for the proposals and is located in a sustainable location where staff would be able to access the site via sustainable transport methods.

**Officer's Name:** Laura Rowett

**Officer's Title:** Senior Development Management Officer

**Date:** 6 September 2024