

Consultee Comments for Planning Application 2025/0029/C4

Application Summary

Application Number: 2025/0029/C4

Address: 15 St Andrews Drive Lincoln Lincolnshire LN6 7UG

Proposal: Change of use from existing Dwelling (Class C3) to flexible use between Dwelling (Class C3) and House in Multiple Occupancy (Class C4).

Case Officer: Jess White

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 observations to make regarding noise or other environmental impact over and above those contained in the Councils Article 4 Direction for HMOs and associated Supplementary Planning Document.



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

District: Lincoln City Council

Application number: 2025/0029/C4

Application Type:

Proposal: Change of use from existing Dwelling (Class C3) to flexible use between Dwelling (Class C3) and House in Multiple Occupancy (Class C4).

Location: 15 St Andrews Drive, Lincoln, Lincolnshire, LN6 7UG

Response Date: 10 February 2025

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

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.

The site is located in a central urban area where services and facilities are within a reasonable distance to be accessed via sustainable travel options such as walking, cycling and public transport. Future residents of the development will not be reliant on the private car and therefore the limited parking available at the property is considered acceptable.

Regards

Officer's Name: John Clifton

Officer's Title: Principal Development Management Officer

Date: 10 February 2025