

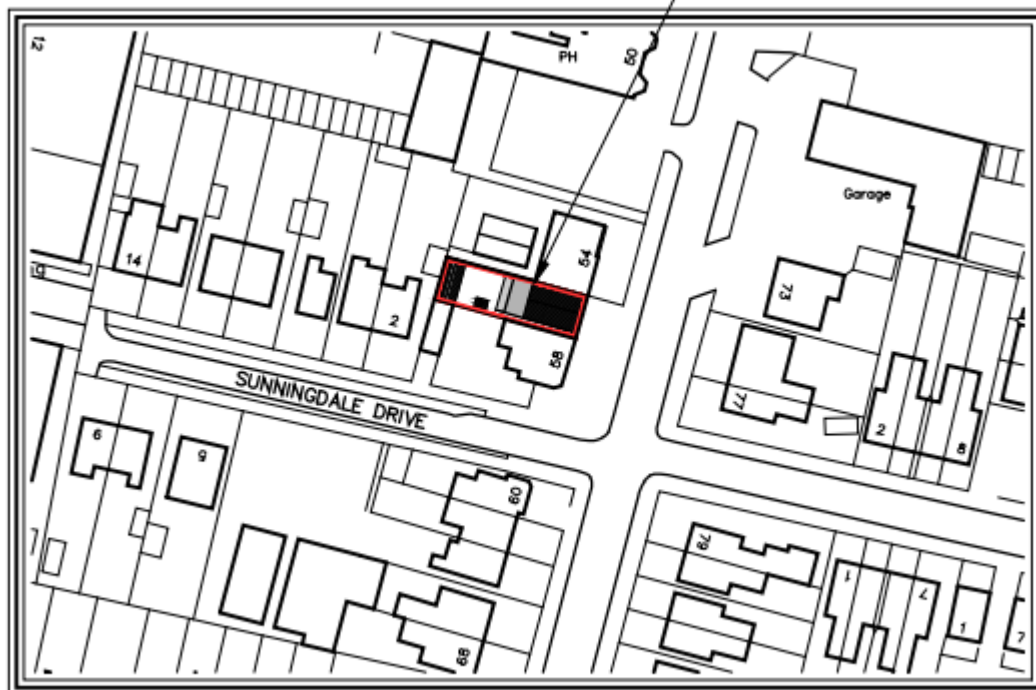








OUTLINED IN RED



GRAPHIC SCALE 1:1250

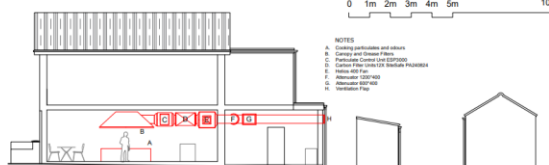
1

40.

22




EXISTING A-A SECTION



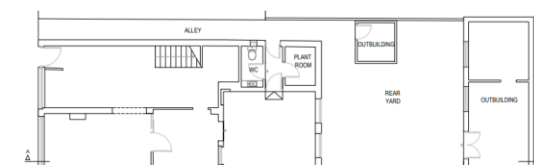
PROPOSED A-A SECTION

**NOTES**

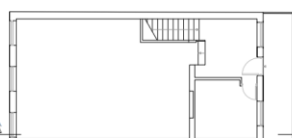
- A. Cooking particulates and odours
- B. Grease and Grease Filters
- C. Particulate Control Unit ESP5000
- D. Carbon Filter Units 12X Stainless PA308024
- E. Helios 400 Fan
- F. Alternator 120V/400
- G. Alternator 60V/400
- H. Ventilation Flap



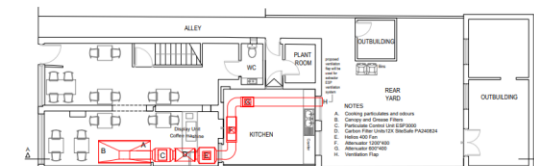
The diagram shows a side view of the Helios 400 Fan unit. A red box labeled 'H' highlights the ventilation flap at the bottom left. The unit is a tall, rectangular metal enclosure with a sloped top. Various components are labeled with letters A through G, corresponding to the list above.



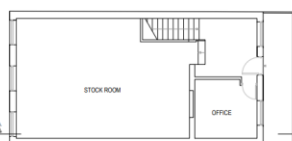
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



### PROPOSED GROUND FLOOR PLAN



### PROPOSED FIRST FLOOR PLAN



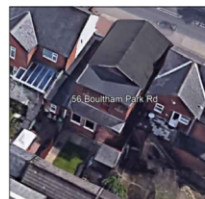
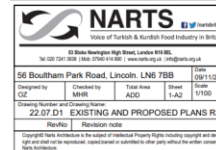
EXISTING AND PROPOSED  
FRONT ELEVATION (No Change)



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

[illegible]

54 Boultham Park Road Lincoln Lincolnshire LN6  
7BB (Objects)

Comment submitted date: Thu 21 Mar 2024

My husband and I are emailing to inquire if there have been any developments with the premises next door to our property.

We would like to echo the objections we put forward last year re the request to open a takeaway. Our concerns remain unchanged, and they are briefly Pollution (odours etc) Noise (our kitchen is joined to the premises) and Traffic congestion. The details are in our objections 2023.

The owners continue to use the property as they did throughout covid with there often being around 20 cars parked overnight, arriving around 11pm and often having left before or around 6am. This statement could be clarified by all our neighbours and County Councillor.

The garden to the rear, which was kept immaculate by my late brother, is now a wilderness of self set trees and rubbish which alone make us worry about when it is open to sell food.

My neighbour at the end of our garden had a visit from a noise assessor, we did not have a visit, we were at home at the time. We are the closest, adjoined by our kitchen, utility and garage to number 56 as my Father built the shop in the 1940s, extending it in the 1960s.

We cannot express how anxious we are about the use of the property. We apologize for expressing our concerns and we have been made aware of the recent changes to the laws around these things but we feel we must try to make ourselves heard.

Kind regards

Jenny and Terry Connell

Comment submitted date: Fri 02 Jun 2023

We wish to strongly object to the application for the following reasons;

The previous application 2021/0038/FUL was refused 19/03/21

The reasons given were for its location causing an increase in footfall and activity during evening hours, and also disturbance from internally and externally generated noise.

On the new proposed plan and application ( May 2023) it shows provision for 22 seated customers, and 8 staff. It states the "restaurant" will be open from 7am to 11pm every day including bank holidays.

The inevitable Noise, disruption and congestion generated from the sheer volume of people, cars, delivery vehicles, and from the Extractor Fans' almost continuous use, would be detrimental to this community's health and wellbeing including our own.

We have grave concerns over the Extraction system. During Dec 2022 a metal grid (photo attached) was fitted within the glass of the window, presumably to accommodate this system.

Therefore our original concerns over Noise and Odours remain as our property is joined and level with this property. The submitted external designs/plans and aerial photograph of our property are grossly inaccurate and do not show how close we are, or the full extent of our property. In the photo it depicts the brick shed, which was demolished in 2020.

The Internal extraction system will be operating on the other side of our kitchen wall, which is where the proposed food preparation area is planned. This vents around the room to the grid in the window. This has the potential for causing Noise from ducting vibrations, cooking equipment noises, music and general noise disturbance for 16 plus hours a day.

We are concerned just how effective at eliminating noise this extraction system will be as we are very aware of noises from ? a refrigeration system in a nearby property and we have always been able to clearly hear noise in our home from when the property was a shoe shop.

We are extremely concerned over potential disturbing odours emanating from this extraction system, due to its close proximity to our house and garden. Also according to the plans there is provision for only 2 household sized black waste bins. The passage alongside the shop is narrow and not wide enough for larger containers. Therefore our concerns remain as to where, how and for how long the food waste will be stored, the probable resulting odour and risk of vermin or fire, which could affect us and the surrounding properties.

We have concerns over noise from the food delivery vehicles that a restaurant/ takeaway would require, possibly delivering and unloading at all hours of the day and night. Probable noise from their customers and staff accompanied by potential antisocial behaviour late at night and weekends due to opening times generating more footfall. People standing around eating, litter, traffic noise and light pollution from signage causing sleep disturbance to surrounding houses.

This disturbance will be in addition to the frequent deliveries there already are to the newsagent and car deliveries to the showroom directly across the road. Also on a daily basis there are many people visiting these places who park on the pavement, causing risks to the walking /cycling public and car drivers.

It has been voiced that the premises will be used as 51% restaurant and 49% takeaway, may I reiterate that on the plans there is seating for 22 people in the restaurant and it states 8 staff so our previous concerns (Feb 2021) remain that there is parking provision for 2 cars. Where will the customers and staff park? Undoubtedly they will resort to parking on the footpaths, road and side streets.

It is a very busy and dangerous road, where the speed limit is frequently abused. It is frequented by many, including school children and the elderly. An increase in vehicles could endanger the lives of the public.

We are aware the request is for the Extraction system only but coupled with the proposed use of the property 364 days of the year, operating from 7am-11 pm plus, our concerns are around the elevated internal and external noise levels, and subsequent unpleasant odours from the property. Finally the congestion caused by even more parked cars and delivery vehicles, and the impact it would have on people's safety in Boultham Park Road. These factors would have a serious detrimental effect on our lives and those of our neighbours and passing public. Does this neighbourhood really need another fast food outlet?

## 9 Sunningdale Drive Lincoln Lincolnshire LN6 7UD (Objects)

Comment submitted date: Thu 08 Jun 2023

Raising objection on the above application, due to cannot see anywhere for parking, thus will be using either Boultham Park Road or side streets, the application states food on or off the premises what exactly does that mean however gives the impression that cars will be driving up to order food i.e. takeaway. School children heavy use the path outside the shop and fear the application will in fact put the safety of children in question. Finally cant see how the application can be passed due to being so open what the shop is going to be used for actually seems saying food on or off premises but that could be taken as a take away, was there any requests for yet another takeaway, wish the committee to consider the application and the future use of the premises carefully with the need of residents

## 9 Ellison Place Lincoln Lincolnshire LN6 7GY (Objects)

Comment submitted date: Tue 06 Jun 2023

I would like to raise my concerns about the issue of parking and the detrimental effect it will have on the local residents nearby.

Planning permission has recently been passed for the development of 18 flats on the land where the victory used to stand on Boultham Park Road. As a result of this I am expecting there to cars that possibly visit that development when it has been built to have to find parking which will invariably be as close as possible. That being Ellison Place. Also the land currently has cars on it 24/7 where are these cars going to park when they are not able use the land? Photo 1 was taken on Sunday 4th June 2023 showing 6 vehicles parked up. Photo 2 was taken Monday 5th June 2023 and shows 9 vehicles.

On Saturdays when Lincoln City play at home many fans park on Boultham Park Road and the side streets off it including Ellison Place, Sunningdale Drive and

Marjorie Avenue.

Customers to the Premier shop next to the proposed restaurant also park on the footway as well as on the road outside the shop often causing an obstruction to vehicle's using Boultham Park Road especially at peak times. This is concerning at going and coming out of school times when there are many young children walking to and from school.

As the proposed restaurant hours of business are 07.00 till 23.00 Mon-Sat and 11.00 till 23.00 Sundays and Bank Holidays there will be no doubt an increase in vehicles with a need to park in an area that appears to already be congested at times and have little parking space nearby available.

I objected to the previous application when it was for a takeaway. All my previous objections still stand as the premises will still be preparing and selling food, only the plans now show some tables have been added so it can be classed as a restaurant.

## 77 Boultham Park Road Lincoln Lincolnshire LN6 7SB (Objects)

Comment submitted date: Sun 04 Jun 2023

The proposal for a food place is totally inappropriate for the location, the proposed property is surrounded by houses. As before when it was going to be a takeaway food place, I live opposite the property, my bedroom faces it. It will create noise, too much light, noise from people and cars, there is no parking facility for multiple cars, which will clog the road, causing accidents

## 2 Sunningdale Drive Lincoln Lincolnshire LN6 7UD (Objects)

Comment submitted date: Sat 03 Jun 2023

We would like to expand on my objection now that we have time to write it.

First we are concerned how easy it now is to change the existing property into a restaurant without the need for planning permission yet to change it into a takeaway business you have to have planning permission. Which as we know the current owner applied for and it was refused.

Our previous objections are still current as the property is still to be used to prepare and sell food.

This is a predominately residential area and it will impact on the area by reason of the increased footfall and activity during evening hours and the resulting noise and disturbance generated by such use. Also from delivery vans who may deliver early to avoid congestion. We already experience this when the early morning papers being delivered to the corner shop.

There are only 2 parking spaces for the restaurant. The floor plan shows it facilitating 22 customers at any one time. Customers who use cars who will invariably park down Sunningdale Drive as do the customers who visit the corner shop. They have to park on the grass verge as the road is too narrow to allow a car to park on it and another vehicle to be able to travel past it. This results in the grass verges getting damaged constantly.

There is a potential for unwanted odour coming from the extraction system that points towards our home. Are we expected to have to have our windows and vents closed all the time to prevent to odours entering our home. Adequate heating and ventilation are paramount to reducing condensation in a building and we do not want to have mould problems because we cannot ventilate our home properly. We also worry that the door on the first floor would be opened as has been during the warmer months resulting in odours escaping at a higher level.

Extraction fans only work efficiently if they are maintained and cleaned effectively. Our concern is that as stated on Q21 of the application form the business will operate from 7am till 11pm 6 days a week Monday to Saturday and 11am till 11pm on a Sunday and Bank Holiday. That is a total of being open for business 108 hours a week. The form states 2 full time staff and 4 part time staff will be employed. Will they have time to do additional tasks that are in addition to their daily tasks in order to maintain the extraction system and will they have had adequate training or is it that the installers have a maintenance contract? We do not know what the level of noise coming from the extraction fan will be as that information is not on the plan but we would be concerned that it will also be noisy as well as odorous.

We are also concerned that there are only 2 household size bins shown on the plans. For a restaurant business with food waste we are concerned once again about the odours that come from waste food products especially during summer months. It also has a high potential for attracting vermin. Both of these would restrict our time spent in the garden getting fresh air and enjoying our leisure time.

Realistically people are going to go into the business and order a takeaway. If they then eat it as they are walking home there is the potential for increase in litter from the food packaging.

We could go on but instead ask that you read our objections for the previous application as nothing has really changed either way. The business is still about the preparation and selling of food it will have a negative impact on us and our close neighbours all who have lived here for many years undisturbed and without the need for having to put up with unwanted smells.

**Comment submitted date: Fri 26 May 2023**

Good Afternoon.

Regarding The Above Address, Case Number KA7200.

I Would Like This Application To Come To Planning Committee Please.

Kind Regards,  
Liz Bushell  
Boultham Ward Councillor.

152 Boultham Park Road Lincoln Lincolnshire LN6 7TF (Neutral)

Comment submitted date: Thu 18 May 2023

This site was refused a change of use to a take away  
by officers without the need to come to planning committee  
If there is now a change of opinion I would ask this comes to committee for  
determination

2 Sunningdale Drive Lincoln Lincolnshire LN6 7UD (Objects)

Comment submitted date: Wed 17 May 2023

This is obviously a retrospective planning application as the window was changed  
November/December 2022.

I am confused because a previous planning application to change the use of the  
property to a food retail / takeaway was refused.

If this window was changed so that the people who attend the property on Sunday  
night through to Monday morning (8pm to 8am approx) and sometimes Wednesday  
night through to Thursday morning can cook themselves food then opening a  
window would be adequate ventilation.

If it has been installed so that catering and the sale of food goes on in a commercial  
capacity then I object for all the same reasons as I previously did.