

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

District: Lincoln City Council

Application number: 2024/0590/FUL

Application Type: Major

Proposal: Change of use from large HMO (Use Class Sui Generis) to 34 self contained apartments and associated infrastructure.

Location: Leap, Homer House, Monson Street, Lincoln, Lincolnshire, LN5 7RZ

Response Date: 8 October 2024

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 subject to conditions below;

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.

Introduction/Site Location

The application is for change of use from HMO to 34 self contained flats to be used as supported accommodation for vulnerable people at Monson Street Lincoln. Monson Street is a sustainable location within Lincoln City and can be accessed via walking, cycling or public transport. It's located within an urban area with many local facilities within walking distance of the site.

Existing Conditions

The site has an existing mixed use as office space and residential, there are currently 18 single bedroom flats situated at the site. The site is in a predominantly residential area. The proposal seeks to change the use of the site to residential by providing 34 supported living flats at the site.

Highway safety

The main access to the site is from and existing access off Sibthorpe Street with visitor access from Monson Street. Both accesses are in good condition to accommodate the proposals. Both Monson Street and Sibthorpe Street are one way. There is sufficient parking and turning provided within the site so that vehicles can access and egress in a forward gear.

Highway capacity

The change of use to provide 34 flats is not likely to result in an increase in traffic generation to the site given that the proposed residents may not have direct access to a vehicle. There will be associated staff movements but this is likely to be comparable to it's existing use as office space. The site is located in a sustainable location and the applicant has provided secure cycle and buggy parking which will encourage sustainable travel to the site.

Site Layout

The site provides 43 parking spaces which meets the guidelines of one space per flat however it's possible that residents may not have direct access to a vehicle so it's unlikely the car park would be at full capacity. There is visitor and staff parking available at the site. Sibthorpe Street and Monson Street are subject to a parking permit scheme so although there is sufficient parking within the site, the on street parking would not be exacerbated by the proposals.

Flood Risk and Drainage

It's noted that a Flood Risk Assessment has not been submitted for the site however there is to be no change to the surface water strategy arrangements and it will continue to operate as it is currently. There are no changes proposed that will increase the impermeable area of the site, therefore the proposals would not result in and increase in surface water at the site.

Off-Site Improvements

In light of the buggy provision at the site and to improve accessibility and highway safety in the area, it is requested that two dropped kerbs and tactiles crossing are provided at the junctions of Prior Street and Abbot Street.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of a dropped kerb and tactile crossing points at Prior Street and Abbot Street) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Informatives

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website; www.lincolnshire.gov.uk/highways-planning/works-existing-highway

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 the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Officer's Name: Laura Rowett

Officer's Title: Senior Development Management Officer

Date: 8 October 2024



Lincolnshire
FIRE & RESCUE

Fire and Police Headquarters
Deepdale Lane
Nettleham
Lincoln
LN2 2LT
Tel: 01522 555777
www.lincolnshire.gov.uk/lfr

My Ref: 235058231/LC
Your Ref: 2024/0590/FUL

Planning Authority
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
LN1 1DD

For the attention of Lead Officer

Sent by email to: developmentteam@lincoln.gov.uk

4 October 2024

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING CONSULTATION

DEVELOPMENT: CHANGE OF USE FROM LARGE HMO (USE CLASS SUI GENERIS) TO 34 SELF CONTAINED APARTMENTS AND ASSOCIATED INFRASTRUCTURE

LOCATION: LEAP, HOMER HOUSE, MONSON STREET, LINCOLN, LINCOLNSHIRE, LN5 7RZ

I refer to the planning application reference 2024/0590/FUL. The Fire Authority would make no objections to the application, provided that measurements of the entrance gateway are received, to ensure and confirm that an appliance has an adequate means for access into the premises.

Please see below items which are strongly recommended in the interest of fire fighter safety, safety of residents, property protection, and insurance.

ACCESS

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 Part B5. Access roads should therefore have:

- Minimum 3.7m width between kerbs
- **Minimum width of gateways 3.1m**
- Minimum height clearance of 3.7m
- A turning circle, hammerhead or other turning point in a dead end access route that is more than 20m long.
- Minimum 16.8m turning circle between kerbs
- Minimum 19.2m turning circle between walls

These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

WATER SUPPLY

No Comments.

ENVIRONMENTAL

No Comments.

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours faithfully,

Lee Coles

Fire Safety Inspector
Community Fire Protection - CFP
Lincolnshire Fire and Rescue

Email: fire.safety@lincolnshire.gov.uk

Telephone: 01522 553 868

CC: HighwaysSUDsSupport@lincolnshire.gov.uk