



DM.14 11/12

Development Management
Committee

Date 19th October 2011

Subject: Development Management Committee Site Visit site visit relating to application 127518, Greetwell Lane

Report by:

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Purpose / Summary:

This report relates to a current planning application. A finely balanced material consideration is the impact on the setting of the adjoining Scheduled Monument. A site visit by Members would enable the Committee to appraise the juxtaposition of the application site and Monument.

RECOMMENDATION(S):

- 1) That Members undertake a Development Management Committee Site Visit for application 127518 prior to it being reported for determination to a subsequent meeting of the Committee.**

IMPLICATIONS

Legal: None

Financial : None

Staffing : None

Equality and Diversity including Human Rights : The process for making and confirming Tree Preservation Orders is set out in primary legislation and government guidance. Therefore, if all decisions are made in accordance with those statutory requirements and guidance and are taken after having full regard to all the facts, no identified breach to the Human Rights Act 1998 should arise as a result of this report.

Risk Assessment : None

Climate Related Risks and Opportunities : None

Title and Location of any Background Papers used in the preparation of this report:
Details of the application can be found at Various planning applications available on-line at
<http://planning.west-lindsey.gov.uk/planning/>

Call in and Urgency:

Is the decision one which Rule 14 of the Scrutiny Procedure Rules apply?

Yes

No

Key Decision:

Yes

No

1. Background.

- 1.1 The application site comprises a dwelling with large garden located within Nettleham. The site faces Greetwell Lane and extends approximately 118 metres back to the border of the remains of a medieval Bishops Palace much of which is a Schedule Monument (SAM). To the north, south west and west of the site are other residential dwellings and to the south and south east is open countryside.
- 1.2 The application site has been subject to many applications and appeals over the last 10 years. This application seeks permission for the erection of 4 detached dwellings in the rear garden area of No. 15 and a replacement dwelling, all achieving a level 3, 4 and 5 against the Code for Sustainable Homes.
- 1.3 Previous applications for residential development have been dismissed at appeal, the inspectors citing the harm to the adjoining Bishop's Palace Scheduled Monument.
- 1.4 A full report will be presented to the Committee at a subsequent meeting to enable Members to determine the application. The current plans have been the subject of objections from the Parish Council and neighbours citing, amongst many issues, the visual impact and setting of the Scheduled Monument and Conservation Area.

2. Discussion

- 2.1 It is not normally required that members visit a site collectively before considering an application. However, this is a particularly finely balanced issue which has generated many views from neighbours and statutory consultees including the Parish Council on the issue of the impact on the Bishop's Palace. Notwithstanding the fact that the case officer has visited the site, will present a detailed report, make a balanced recommendation and will present photographs to a subsequent Meeting, it is considered that only a visit to the site and its surroundings would enable Members to make a judgement on this specific issue.
- 2.2 Access onto private land is required in order to make this assessment, such opportunities not normally being available to Members if visiting the site on their own outside of the Meeting.

3. Proposal

- 3.1 That Members undertake a Development Management Committee Site Visit for application 127518 prior to it being reported for determination to a subsequent meeting of the Committee.

