



DM.23 11/12
Development Management Committee
Date 7 th March 2012

Subject: Site Visits

Report by:	Director of Regeneration and Planning
Contact Officer:	Simon Sharp Development Management Team Leader 01427 676651
Purpose / Summary:	This report relates to two current planning applications each of which are the subject of finely balanced issues, have the potential to affect designated landscapes and heritage assets and raise considerations of district wide importance. They are intended to be reported to a subsequent meeting of the Development Management Committee.

RECOMMENDATION(S):

A. That Members undertake a Development Management Committee Site Visit for application 127898 (Planning application for the erection of a single wind turbine on existing poultry farm – 49.9m to the hub and 79.6m to the blade tip, Bardney Poultry Farm, Gautby Road, Bardney) prior to it being reported for determination to a subsequent meeting of the Committee.

B. That Members undertake a Development Management Committee Site Visit for application 128203 (outline application for 10 No. log cabins providing self-catering accommodation – all matters reserved – Wold View Fisheries) prior to it being reported for determination to a subsequent meeting of the Committee.

IMPLICATIONS

Legal:
None arising from this report.

Financial :
None arising from this report.

Staffing :
None arising from this report.

Equality and Diversity including Human Rights :
The planning applications will be considered against Human Rights implications especially with regard to Article 8 – right to respect for private and family life and Protocol 1, Article 1 – protection of property and balancing the public interest and well-being of the community within these rights.

Risk Assessment :
None arising from this report.

Climate Related Risks and Opportunities :
None arising from this report.

Title and Location of any Background Papers used in the preparation of this report:
Are detailed in each individual item

Call in and Urgency:

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

Yes

No

Key Decision:

Yes

No

1. **Executive Summary**

- 1.1 This report relates to two current planning applications each of which are the subject of finely balanced issues, have the potential to affect designated landscapes and heritage assets and raise considerations of district wide importance. They are intended to be reported to a subsequent meeting of the Development Management Committee..

2. **Background**

- 2.1 **127898 Bardney** - The application seeks planning permission for the erection of one wind turbine at Bardney Poultry Farm.

The application originally proposed a turbine measuring 75m to the hub and 102m to the blade tip. Amended plans reduced the height of the proposed turbine to 49.9m to the hub and 79.6m to the blade tip. An additional plan has also been submitted showing the route of the underground cabling.

In support of the application a Noise Report, an Ecological Report and Landscape Visual Impact Assessment have been submitted. The application site comprises of an established poultry farm located on a former airfield. The site is accessed from the north west off the B1202.

The area immediately surrounding the application is flat and open comprising of concrete aprons and grass land, together with large poultry sheds. In the locality are Austacre Wood (a Site of Nature Conservation Interest SNCI), New Park Wood, Scotsgrove Wood (a Site of Special Scientific Interest) and Chambers Wood (a SSSI and SNCI). These ancient woodlands form part of the Lincolnshire Limewoods and are the most important examples of small leaved lime woodland remaining in Britain and provide a variety of wildlife habitats. Members of the public have a right of access through these woodlands.

The remaining surrounding area comprises of open agricultural farmland with small clusters of agricultural buildings and isolated farm houses.

In terms of Scheduled Ancient Monuments (SAM's), the remains of Bardney Abbey are located 2.5km to the west of the application site, Burreth Village, is located 2km to the south east of the site and Topholme Abbey is located 3km to the south east of the site.

The Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) is located 14km to the east.

- 2.2 **128203 Claxby** – The applicant seeks outline permission for 10 No. log cabins providing self-catering accommodation with all detailed matters reserved for subsequent approval.

The site is within the open countryside to the northwest of Claxby village and adjacent to the Market Rasen to Barnetby railway line. It is currently used as (and has permission for) a fishing lakes business that hosts matches. The site includes multiple lakes and landscaping. To the west is a woodland plantation, to the south a different fishing lakes business, to the east the aforementioned railway line and to the north farmland. There are dwellings within the vicinity of the site.

The site is visible from and in close proximity to the Lincolnshire Wolds Area of Outstanding Natural Beauty

3. Discussion

- 3.1 It is not normally required that members visit a site collectively before considering an application. However, the merits of otherwise of both applications are finely balanced, both applications are near to nationally designated landscape features, national sites of nature conservation interest and/or heritage assets of the highest significance. 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 the site specific issues.
- 3.2 Access onto private land is required in order to make an assessment of some of the relevant issues for both applications, such opportunities not normally being available to Members if visiting the site on their own outside of the Meeting.

4 Proposal

- 4.1 That Members undertake a Development Management Committee Site Visit for both applications 127898 and 128203 prior to them being reported for determination to a subsequent meeting of the Committee.