



PL.11 12/13

Committee – Planning

9th January 2013

**Subject: Pre-consideration site visit by members for planning application
129269 – Waterford Lane, Cherry Willingham**

Report by:

Director of Regeneration and Planning.

Contact Officer:

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Purpose / Summary:

The report relates to a planning application for an affordable housing development that includes an element of open market housing in a location on the edge of, but outside of the settlement limit for Cherry Willingham as defined in the West Lindsey Local Plan First Review 2006. The application has been the subject of a number of representations, many relating to visual impact and the physical and functional relationship with the existing settlement. These issues are finely balanced and a site visit by members is considered beneficial to their consideration of the application.

RECOMMENDATION(S):

That members undertake a Planning Committee Site Visit for planning application 129269 - Erection of 32no. dwellings, including 24no. affordable housing units at land opposite 55-77, Waterford Lane, Cherry Willingham prior to subsequent consideration at Planning 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 :

This report has had, and the subsequent report assessing the application will have regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

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:

Details of planning application 129269 can be viewed on the Council's web-site using the following link:-

<http://planning.west-lindsey.gov.uk/planning/flarexmlout/default.asp?stylesheet=detail&xmlidoc=XMLFiles\20121213124237>

Call in and Urgency:

Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

Yes

No

Key Decision:

A matter which affects two or more wards, or has significant financial implications

Yes

No

Introduction

The report relates to a planning application for an affordable housing development that includes an element of open market housing in a location on the edge of, but outside of the settlement limit for Cherry Willingham as defined in the West Lindsey Local Plan First Review 2006.

Discussion

It is not normally required that members visit a site collectively before considering an application. Nevertheless, the application has been the subject of a number of representations many relating to visual impact and the physical and functional relationship with the existing settlement. The merits or otherwise of the proposal are finely balanced and, whilst officers 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.

Access onto private land is also required in order to make an assessment of some of the relevant issues, such opportunities not normally being available to Members if visiting the site on their own outside of the Meeting.

Proposal

That Members undertake a Planning Management Committee Site Visit for application 129269 prior to it being reported for determination to a subsequent meeting of the Committee.