



PL.13 15/16

Committee – Planning

10th February 2016

Subject: Pre-consideration site visit by members for planning application 133466 – Land adjacent to Thorpe Farm, Thorpe Lane, Tealby

Report by:

Director of Regeneration and Planning.

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Purpose / Summary:

The report relates to a planning application for an exemplar dwelling to be considered under paragraph 55 of the National Planning Policy Framework. This is the first application of its type in the District and a site visit is considered necessary to appreciate the setting of the proposal and where it will be seen from (or otherwise) within the site context. 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 133466 - Planning application to erect 1no. exemplar single dwelling, including outbuilding and new access drive at Land adjacent to Thorpe Farm, Thorpe Lane, Tealby, 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 1333466 can be viewed on the Council's web-site using the following link:-

<http://docs.west-lindsey.gov.uk/WAM/showCaseFile.do?appName=planning&appNumber=133466>

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

x

Key Decision:

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

Yes

No

x

Introduction

This application is the first one in the District that seeks permission as an exemplar dwelling due to the nature of the design as required under paragraph 55 of the NPPF, which states:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or*
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or*
- the exceptional quality or innovative nature of the design of the dwelling.*

Such a design should:

- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
 - reflect the highest standards in architecture;*
 - significantly enhance its immediate setting; and*
- be sensitive to the defining characteristics of the local area.”*

A full report will be presented to 9th March Planning Committee. The design has been before an independent design panel, who conclude “the scheme to be intelligent, sensitive and strong and [has] the potential to achieve the parameters set out in paragraph 55 of the NPPF for sustainable development in rural area.”

Discussion

It is not normally required that members visit a site collectively before considering an application. 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

The application seeks consent for a single dwelling, set into an existing woodland on the edge of a paddock. It is near the hamlet of Tealby Thorpe and within sight of Thorpe Farm, a Grade II listed farmhouse. It is within an Area of Great Landscape Value and within sight of the Lincolnshire Wolds Area of Outstanding Natural Beauty. It would include a new access drive to run to the side of the field and an outbuilding at the north east of the site.

The dwelling consists of three, two storey, vertical cylindrical forms of varying heights to reflect the varying height of the tree canopy of the wood, with a square single storey element to the rear. The dwelling will be clad in vertical timber lats at first floor level. The base of the building is glazed. The line of the glass is chamfered like the edge of a leaf. The building sits on a plinth which takes into account the slope of the land and delineates the paddock from the house, stopping sheep getting into the domestic setting. There will be photovoltaic panels on the roof along with an air source heat pump. The roof will be grass, providing a good level of insulation. Rainwater harvesting will be incorporated. Local products and trades will be used wherever possible to increase the sustainability.

Given that it is the first exemplar dwelling to be applied for in the District, it is considered that Members would benefit from a site visit to understand the site context before determining the application. The key aspects to consider are the position of the existing woodland and where the dwelling and access would go in relation to this immediate context and the existing host dwelling, which is listed, the Area of Great Landscape Value in which it would sit and the views from the site towards the Lincolnshire Wolds Area of Outstanding Natural Beauty (and vice versa), the boundary of which is across the road, as well as how visible or otherwise the development would be from key points such as the road and footpath network and the Conservation Area of Tealby Thorpe.

RECOMMENDED DECISION: That Members undertake a Planning Committee Site Visit for application 133466 prior to it being reported for determination to a subsequent meeting of the Committee.

