



Planning Committee

14 December 2016

**Subject: Pre-consideration site visit by Members for planning application
134780 – Riseholme Campus, Riseholme**

Report by:

Director of Regeneration and Planning.

Contact Officer:

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Purpose / Summary:

The report relates to a hybrid planning application for residential dwellings, educational use and community facilities on the site of the Riseholme University Campus. The application has been the subject of a number of representations with visual impact and heritage issues being some of those raised. These issues whilst only part of a wider discussion are pertinent to the case and a site visit by Members is therefore considered beneficial to their consideration of the application.

RECOMMENDATION(S):

That Members undertake a Planning Committee Site Visit for planning application 134780 - Full Planning Permission for the demolition of a number of specified buildings together with Outline Planning Permission, access, scale and some landscaping to be considered, for a mixed-use development comprising the following: Sport and recreational facilities including a University Sports Pavilion with associated playing fields-Use Class D2; Up to 180 residential dwelling houses-Use Class C3; public realm and landscaping; replacement farm buildings to create the new Lincoln Institute for Agri-Food Technology-Use Class D1; Community Uses-Use Class D1,A1,A3,A4 and B1, other associated infrastructure-with all other matters reserved-at the University of Lincoln, Riseholme Campus. 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

The proposal site contains a number of active highways and has education elements across the site which are characteristic of agricultural practices including animal husbandry. Whilst these elements do not present direct hazards, Committee Members must be aware while on the site.

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 134780 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=134780>

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

The report relates to a planning application for a residential, educational and recreational development submitted in a hybrid format, it would also include community facilities and other associated infrastructure.

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 campus and historic environment. The merits or otherwise of the proposal are 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 Committee Site Visit for application 134780 prior to it being reported for determination to a subsequent meeting of the Committee.