DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-0171-19**	**Applicant:**	**The Regard Group**
Proposal:	Proposed landscaping scheme		
Location:	Pipwell Manor Washway Road Saracens Head		
Terminal Date:	12th April 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment
32	Community, Health and Well-being

National Guidance

National Planning Policy Framework 2019

NPPF 2019

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Background

The case officer has visited the site several times in the last 2 years and has been involved with on-site meetings.

The nature of the building, as a residential care home, is sensitive and it is not considered necessary or appropriate to re-visit to take site photos at this time, the plans and submissions illustrate the proposals and the case officer is well acquainted with the site.

In considering any development in relation to historic buildings, the local authority has to assess its historic significance against other issues such as its function, condition or viability. The application is submitted by a care company and the sensitive and important community function is a significant material factor in determining this application.

Proposal

The application is for a landscaping scheme which includes retaining a close boarded fence on the perimeter of the property's grounds.

The close boarded fence has been subject to concern being expressed by officers and the fence has been refused permission before.

However, negotiations on site agreed that heavy landscaping and removal of the most offensive panels which return at right angles to the road would make the fencing acceptable.

The sensitive use of the site and the need for good security are material considerations in this case and the fencing serves a functional use necessary for the day to day running of the site.

In any event a temporary permission can be granted with a time limit for removal or replacement, the removal of the end panels is a betterment to the existing situation on site and the landscaping can be required to be planted as mature specimens.

Application site

Pipwell Manor is a late 18th Century red brick farmhouse (Grade II). The listing is long standing dating back to 1966.

The building retains much of its internal and external fabric and architectural detailing and much original joinery.

The Development Plan

South East Lincolnshire Local Plan - Adopted: March 2019
Policy 01 Spatial Strategy
Policy 02 Development Management
Policy 03 Design of New Development
Policy 17 Providing a Mix of Housing

Key Policy:

Policy 29: The Historic Environment

Policy 29 states that "Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced"

These proposals will conserve and protect the historic significance of the Listed Building and are compliant with Policy 29.

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Representations

Whaplode Parish Council - Support.

National Guidance

National Planning Policy Framework (NPPF), Feb 2019

Paragraph 11 - The presumption in favour of sustainable development
Section 16 - Conserving and enhancing the historic environment

Planning Practice Guidance (PPG), 2014

The proposals are considered to comply with all local and national guidance and policy.

The key material issues for considerations in this application are:

- The impact of development upon the Heritage Asset that is the Grade II Listed Building.
- Any other issues;

The impact of development upon the Heritage Asset that is the Grade II Listed Building.

The works are justified and necessary and are essential for the day to day running of the site a care home which needs to provide a safe and secure environment.

The proposed landscaping works are designed to significantly reduce the impacts of the fence to reduce the harmful impact upon the setting of the listed building and have a minimal impact upon the fabric of the listed building.

The harm is considered to be less than substantial.

Any other issues including the impact of development upon neighbouring amenity

There is not considered to be any adverse or material impacts upon the amenity of any neighbouring properties or any other interests of acknowledged importance.

The fence will still be visible to the determined eye but will be greatly softened and any impact in the wider street scene will be acceptable, particularly with the most offensive panels removed.

Conclusion

The works are justified and necessary for the functioning of the use of the building and will preserve the setting of the listed building through the landscaping and will have a minimal impact upon the fabric of the listed building.

A temporary permission is recommended.

It is recommended that Planning Permission is granted:

Recommendation: APPROVE