



Rutland County Council

Catmose Oakham Rutland LE15 6HP.

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Minutes of the **MEETING of the PLANNING AND LICENSING COMMITTEE** held in the Council Chamber, Catmose, Oakham, Rutland, LE15 6HP on Tuesday, 8th August, 2023 at 7.00 pm

PRESENT:

Councillor N Begy (Chair)	Councillor G Clifton
Councillor K Corby	Councillor S McRobb
Councillor K Payne	Councillor R Payne
Councillor T Smith	Councillor A West
Councillor C Wise	Councillor H Zollinger-Ball

ABSENT:

Councillor A Brown	Councillor D Wilby
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OFFICERS PRESENT:

Justin Johnson	Development Manager
Magda Waclawik	Planning Officer
Sherrie Grant	Planning Solicitor
David Ebbage	Democratic Services Officer
Robyn Green	Highways Engineer

IN ATTENDANCE:

Councillor G Waller	Ward Member
Councillor S Harvey	Ward Member

1 APOLOGIES

Apologies were received from Councillors A Brown and D Wilby.

2 DECLARATIONS OF INTERESTS

There were no declarations of interest.

3 PETITIONS, DEPUTATIONS AND QUESTIONS

In accordance with the Planning and Licensing Committee Public Speaking Scheme, the following deputations were received on item 4, Planning Applications:

In relation to 2022/0861/FUL, Mary Cate spoke as a member of the public opposing the recommendation, Chris Donovan spoke as a member of Cottesmore Parish Council, Councillor Samantha Harvey spoke as a Ward Member and Tom Helliwell spoke as the agent.

In relation to 2022/1060/FUL, Donald Ross spoke as a member of the public opposing the recommendation, Vic Pheasant spoke as a member of Empingham Parish

Council, Councillor Gale Waller spoke as a Ward Member and Ross Thain spoke as the agent.

In relation to 2023/0074/FUL, George Weightman spoke as a member of the public opposing the recommendation, Councillor Samantha Harvey spoke as a Ward Member and Tim Bale spoke as the applicant.

In relation to 2023/0279/FUL, Julie Parks spoke as a member of the public supporting the recommendation, Gordon Brown spoke as a member of Barrowden Parish Council and Helen Raymond spoke as the applicant.

9 PLANNING APPLICATIONS

Report No.112/2023 was received from the Strategic Director of Places.

Item 7a – 2022/0861/FUL – Land off Main Street, Cottesmore
Erection of no. 8 dwellings on land to the southeast of Main Street, Cottesmore

(Parish: Cottesmore; Ward: Cottesmore)

Item 7b – 2022/1060/FUL - 35 Main Street, Empingham, Construction of new detached dwelling.

(Parish: Empingham; Ward: Normanton)

Item 7c – 2023/0074/FUL - Retrospective approval for the erection of a two storey and single storey extension to dwelling, raising of the roof of the original house with a new thatch roof, addition of a window on the North East elevation, re-positioning of two windows on the South West elevation, the addition of an extra chimney and the raising of the height of the existing chimney with new rear door access, 2 no. garden sheds, parking and landscaping works.

(Parish: Cottesmore; Ward: Cottesmore)

Item 7d – 2023/0279/FUL - 14 Main Street, Barrowden
Retrospective change of use from annexe to holiday let (to include letting to the general public).

(Parish: Barrowden; Ward: Ketton)

4a 2022/0861/FUL

Justin Johnson, Development Manager, introduced the application and gave an executive summary, recommending approval subject to conditions outlined in the report.

Prior to the debate the Committee received deputations from Mary Cate who spoke as a member of the public opposing the recommendation, Chris Donovan who spoke as a member of Cottesmore Parish Council, Councillor Samantha Harvey spoke as a Ward Member and Tom Helliwell who spoke as the agent.

Through debate, Members raised concerns on the following issues: -

- That the development was outside of the planned limits of development.
- Access arrangements to the development.
- The development was contrary to the Neighbourhood Plan Policy H2.
- The agreed offsite contribution to affordable housing rather than on site affordable housing being provided.

It was moved by Councillor West and seconded that the application be refused. The reasons for refusal were:

- Outside of the planned limits of development.
- The development was contrary to the Cottesmore Neighbourhood Plan Policy H2.
- The offsite contribution rather than on site affordable housing being provided.

Upon being put to the vote with six votes in favour and four against, the motion was carried.

RESOLVED

- a) That application 2022/0861/FUL be **REFUSED** for reasons outlined by the Planning Officer and agreed by Members within the debate.
- b) The full list of reasons can be found on the planning application page of the Council's website

<https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/view-planningapplications-and-decisions/>

4b 2022/1060/FUL

Justin Johnson, Development Manager, introduced the application and gave an executive summary, recommending approval subject to conditions outlined in the report.

Prior to the debate the Committee received deputations from Donald Ross who spoke as a member of the public opposing the recommendation, Vic Pheasant spoke as a member of Empingham Parish Council, Councillor Gale Waller spoke as a Ward Member and Ross Thain spoke as the agent.

Members felt the issues on the proximity and the impact onto the listed building had been suitably mitigated with the new design, Members felt it was an acceptable development.

It was moved by Councillor West and seconded that the application be approved subject to the conditions in the report. Upon being put to the vote with nine votes in favour and one against, the motion was carried.

RESOLVED

- a) That the application 2022/1060/FUL be **APPROVED** subject to the conditions outlined by the Planning Officer.

- b) The full list of reasons can be found on the planning application page of the Council's website

<https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/view-planningapplications-and-decisions/>

4c **2023/0074/FUL**

Justin Johnson, Development Manager, introduced the application and gave an executive summary, recommending approval subject to conditions outlined in the report.

Prior to the debate the Committee received deputations from George Weightman who spoke as a member of the public opposing the recommendation, Councillor Samantha Harvey spoke as a Ward Member and Tim Bale spoke as the applicant.

Members requested an additional condition to be added to limit the car parking spaces to two for that property and for the owners to provide details of the measures that would be put in place.

It was moved by Councillor West and seconded that the application be approved subject to the conditions in the report and the additional condition agreed within the debate. Upon being put to the vote with ten votes in favour, the motion was unanimously carried.

RESOLVED

- a) That the application 2023/0074/FUL be **APPROVED** subject to the conditions outlined by the Planning Officer and the additional condition agreed by Members within the debate.
- b) The full list of reasons can be found on the planning application page of the Council's website

<https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/view-planningapplications-and-decisions/>

4d **2023/0279/FUL**

Justin Johnson, Development Manager, introduced the application and gave an executive summary, recommending refusal outlined in the report.

Prior to the debate the Committee received deputations from Julie Parks who spoke as a member of the public supporting the recommendation, Gordon Brown spoke as a member of Barrowden Parish Council and Helen Raymond spoke as the applicant.

Members agreed that the parking situation was unacceptable and was contrary to Policy BW12 of the Barrowden and Wakerley Neighbourhood Plan.

It was moved by Councillor Corby and seconded that the application be refused. Upon being put to the vote with ten votes in favour of the officer's recommendation, the motion was unanimously carried.

RESOLVED

- a) That the application 2023/0279/FUL be **REFUSED** subject to the conditions outlined by the Planning Officer.
- b) The full list of reasons can be found on the planning application page of the Council's website

<https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/view-planningapplications-and-decisions/>

5 APPEALS REPORT

It was agreed that the appeals report be deferred to the next meeting due to insufficient time left in the meeting.

6 ANY OTHER URGENT BUSINESS

There were no items of urgent business.

7 DATE OF NEXT MEETING

Tuesday, 22nd August 2023.

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The Chairman declared the meeting closed at 10.00pm.

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