

© Crown copyright and database rights [2013]
Ordnance Survey [100018056]



Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2023/0593/FUL	ITEM 4	
Proposal:	Erect statue and plinth with associated landscaping works		
Address:	Oakham Library, Catmos Street, Oakham		
Applicant	Dr Sarah Furness	Parish	Oakham
Agent:	Mr Ian Lapsley	Ward	Oakham South
Reason for presenting to Committee:	Cllr Begy called the application in		
Date of Committee:	19 September 2023		
Determination Date:	02.08.23		
Agreed Extension of Time Date:	To be agreed		

EXECUTIVE SUMMARY

The proposal comprises the erection of a statue and plinth together with associated planting. The statue, in tribute to Queen Elizabeth II, would be of bronze on an Ancaster hard white ashlar Limestone plinth which would be inscribed. The statue would be located to the rear of the library and is considered visually acceptable, including having no detrimental impact on the character and appearance of the conservation area or on the setting of any adjacent listed building, would not impact on residential amenity and would be acceptable on the grounds of highway safety.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

230807 108 A Location Plan
230807 107 C Site Plan
230807 109 C Proposed Elevations and Layout Plan
230807 111 Proposed Site Plan

Reason: For the avoidance of doubt and in accordance with Policies CS19 and CS22 of the Core Strategy, Policies SP15 and SP20 of the Site Allocations and Policies DPD.

3. Development shall be carried out in accordance with the details contained in the application.

Reason: To ensure that materials of an acceptable quality appropriate to the area are used and to accord with policies CS19 and CS22 of the Core Strategy and Policies SP15 and SP20 of the Site Allocations and Policies DPD.

4. The statue shall not be erected until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels.

Reason: To ensure that the landscaping is designed in a manner appropriate to the locality and to enhance the appearance of the development and in accordance with Policies CS19 and CS22 of the Core Strategy, Policies SP15 and SP20 of the Site Allocations and Policies DPD.

5. All changes in ground levels, hard landscaping, planting, seeding, or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that the landscaping is carried out at the appropriate time and is properly maintained and to accord with policies CS19 and CS22 of the Core Strategy and Policies SP15 and SP20 of the Site Allocations and Policies DPD.

Site & Surroundings

1. The site is located to the east of the library and comprises a hard and soft landscaped area adjacent to the pavement on Catmos Street.

Proposal

2. The proposal comprises the erection of a statue and plinth in memorial to Queen Elizabeth II. The base and plinth would be of Ancaster hard white ashlar limestone with the statue in bronze. It would depict the late Queen with corgis at the base. The plinth would be inscribed. The base and plinth would be 2.07 metres in height and the statue would be 2.2 metres in height. The base would cover a footprint of 2.197 metres by 2.6 metres.
3. Revised plans have been received relocating the statue to the rear of the library.

Relevant Planning History

None.

Planning Guidance and Policy

National Planning Policy Framework 9NPPF) 2019

Chapter 12 – Achieving Well-Designed Places

Chapter 16 Conserving and Enhancing the Historic Environment

Site Allocations and Policies DPD (2014)

SP5 – Built Development in the Towns and Villages

SP15 – Design and Amenity

SP20 – The Historic Environment

Core Strategy DPD (2011)

CS19 – Promoting Good Design

CS22 – The Historic and Cultural Environment

Oakham and Barleythorpe Neighbourhood Plan

Policy 2 Delivering Good Design

Policy 6 Built and Cultural Heritage Character

Policy 9 Green Infrastructure and Recreational Facilities

Officer Evaluation

Impact of the use on the character of the area

4. The Local Planning Authority is required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72.
5. The Local Planning Authority is required to ensure that special regard is given to preserving the listed buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act').
6. The NPPF refers to the importance of considering the impact of development on the significance of designated heritage assets. Policy CS22 of the Core Strategy and Policy SP20 of the Site Allocations and Policies DPD both seek to protect historic assets, their settings and their character and special features. Policy CS19 relates to design, Policy SP15 relates to design and amenity. Policies 2 and 6 of the Neighbourhood Plan relate to design and heritage.
7. The proposal comprises the erection of the statue and plinth. It would occupy a prominent location at the centre of the town, on a site forming part of the green open space identified in the Neighbourhood Plan. The statue would be relatively small-scale and appropriate for the size of the surrounding open space. The proposal would not be harmful to the aims of Policy 9 of the Neighbourhood Plan which seeks to safeguard existing green infrastructure.
8. The site occupies a location within the conservation area. This part of the designation is characterised by the modern library building surrounded by open and landscaped grounds with highways bordering on two sides. The proposal

would preserve this character with the openness retained. The proposal would preserve the appearance through the statue comprising a subservient element within the open space. As such, the proposal would not result in harm to the conservation area and the proposal complies with the test set in the NPPF and above-mentioned Act.

9. There are listed buildings in the vicinity with several along the southern side of Catmose Street opposite the library and grounds and listed buildings on Mill Street, High Street and Burley Road where these roads meet. However, although the site can be viewed together with several of these listed buildings given the small scale of the proposal, the nature of the development and the separation distances, the settings of these buildings would not be affected. As such, the proposal meets the test set in the NPPF and the above-mentioned Act in safeguarding the setting of the adjacent listed buildings.
10. Subject to a condition relating to external materials and landscaping, it is not considered the proposal would be visually harmful. The proposal would enhance the character and appearance of the conservation area and would not adversely affect the setting of any nearby listed building by reason of the limited nature of the proposal.
11. The proposal accords with sections 12 and 16 of the NPPF, policies CS19 and CS22 of the Core Strategy, policies SP5, SP15 and SP20 of the Site Allocations and Policies DPD, policies 2, 6 and 9 of the Neighbourhood plan and the above-mentioned Act.

Impact on the neighbouring properties

12. The proposal would not impact on the residential amenity of occupants of neighbouring properties given the limited nature of the application and separation distances between the proposed statue and neighbouring properties. The proposal is therefore in accordance with section 12 of the NPPF (2021), policy CS19 of the Rutland Core Strategy (2011), policy SP15 of the Site Allocations and Policies Development Plan Document (2014) and policy 2 of the Neighbourhood Plan.

Highway issues

13. The proposal would be located on part of the open space to the rear of the library and would not impact on highway safety. The proposal would not have an unacceptable adverse impact on highway safety and the proposal would be in accordance with policy SP15 of the Site Allocations and Policies Development Plan Document (2014).

Other Matters

14. The application has generated a considerable level of representation from residents as set out below. The comments in support are noted. In terms of the objections the issue of highway safety is addressed above and the other issues raised, such as finance, consultation and alternative memorials are not covered by planning legislation.

Crime and Disorder

15. It is considered that the proposal would not result in any significant crime and disorder implications.

Human Rights Implications

16. Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.
17. It is considered that no relevant Article of that act will be breached.

Consultations

Original Consultation

18. Oakham Parish Council stated full support and believe it will bring lots of visitors to the town, which will help with tourism, hotels, in the town and it would look wonderful placed outside of the library.
19. Forestry Officer did not object.

Neighbour Representations

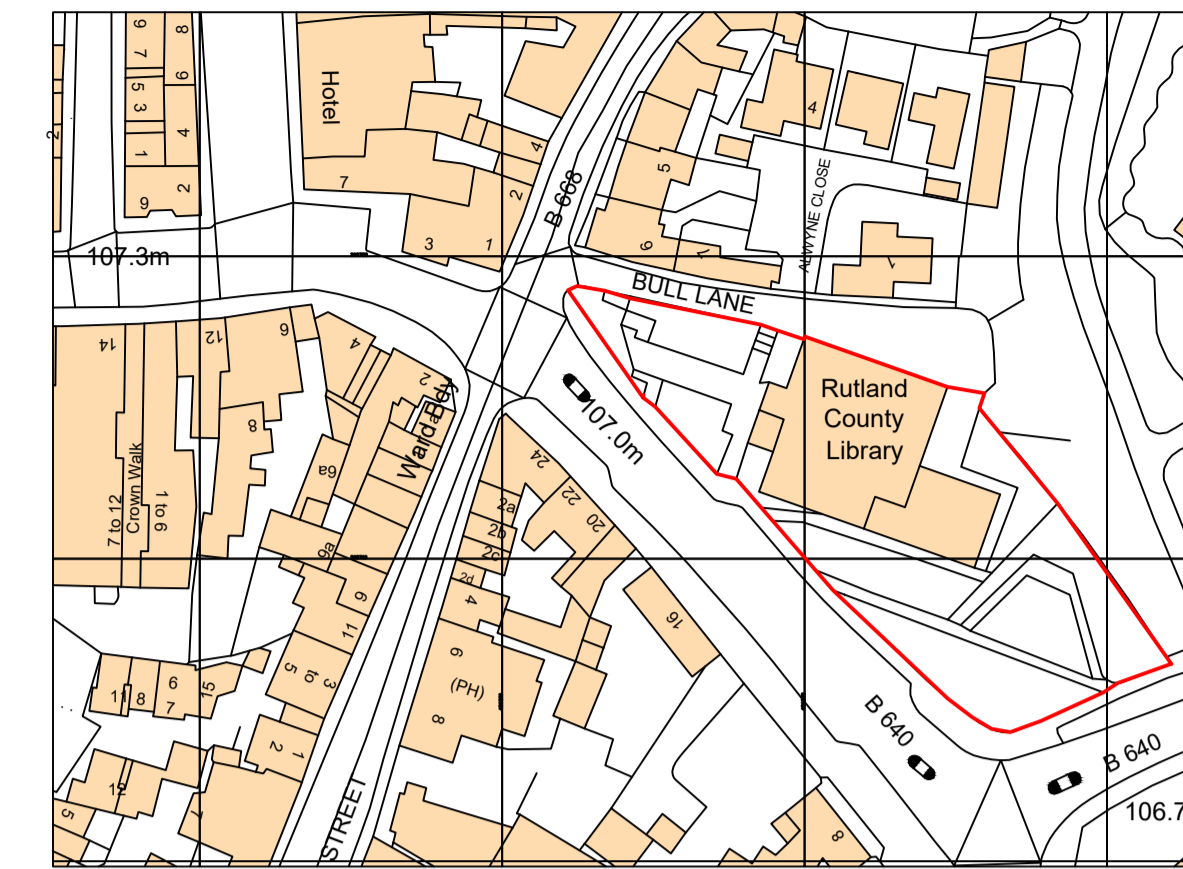
20. From the original consultation 41 objections and 33 representations in support at the time of writing the report. Comments in support include the proposal having received strong public support, being a fitting tribute, being privately funded and occupying a suitable location.
21. Comments objecting include exacerbating the highway safety issues of the adjacent junction, questioning future maintenance, there being other ways to commemorate the Queen, no evidence of public support, will not increase tourism, loss of part of the sensory garden, inappropriate design, money could be spent elsewhere and a lack of consultation.
22. Following the submission of revised plans 5 objections have been received on the grounds of maintenance, danger to highway safety and the proposal adding no value to the town. Two representations in support on the grounds that the re-siting is an improvement on the original scheme, the proposal would be a tourist attraction and the peacock should be retained.

Conclusion

23. Taking the above into account, it is considered that subject to the imposition of conditions the application would not result in harm to the character or appearance of the conservation area or affect the setting of any listed building. There would be no harm to residential amenity or highway safety. The proposal is in accordance with sections 12 and 16 of the NPPF, policies CS19 and CS22 of the Core Strategy, policies SP5, SP15 and SP20 of the Site Allocations and Policies DPD, policies 2, 6 and 9 of the Neighbourhood Plan and the above-mentioned Act.

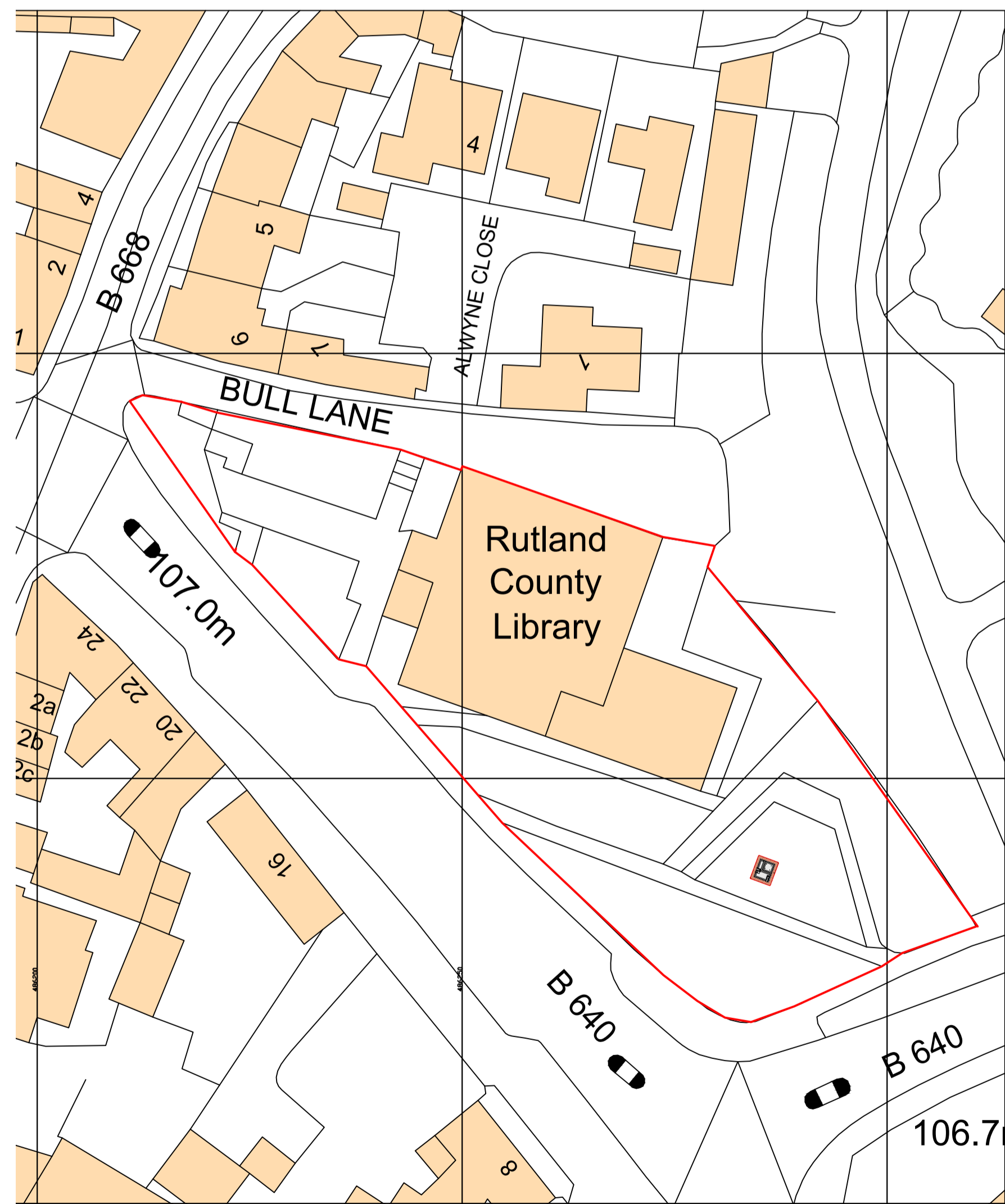
NOTES

1. COPYRIGHT NOTICE : THIS DRAWING IS THE COPYRIGHT OF GATELEY SMITHERS PURSLOW AND MAY NOT BE REPRODUCED OR USED EXCEPT BY WRITTEN PERMISSION OF GATELEY SMITHERS PURSLOW. GATELEY SMITHERS PURSLOW ACCEPT NO RESPONSIBILITY FOR DRAWINGS AMENDED BY OTHERS. THE DRAWING MAY ONLY BE USED BY THE CLIENT AND LOCATION AS SPECIFIED IN THE TITLE BLOCK. IT MAY NOT BE COPIED OR DISCLOSED TO ANY THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT FROM GATELEY SMITHERS PURSLOW.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DRAWINGS, STRUCTURAL/CIVIL ENGINEERING DETAILS, CALCULATIONS AND SPECIFICATIONS. ALSO ALL CLIENT SPECIFICATION/EMPLOYERS REQUIREMENTS.
3. THE CONTRACTOR SHALL VERIFY ALL SITE AND SETTING OUT DIMENSIONS/LEVELS BEFORE PUTTING WORK IN HAND. ANY DISCREPANCY IS TO BE REPORTED TO GATELEY SMITHERS PURSLOW STRAIGHT AWAY.
4. SCALE FROM THIS DRAWING FOR PLANNING PURPOSES ONLY. USE FIGURED DIMENSIONS ONLY.
5. ALL LEVELS SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND MUST BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR ENSURING THE STABILITY OF THE WORKS, SERVICES AND ADJACENT STRUCTURES AT ALL STAGES OF CONSTRUCTION. THE DESIGN OF ALL TEMPORARY WORKS SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR IS TO COMPLY WITH ALL HEALTH AND SAFETY LEGISLATION AND ADHERE TO THE REQUIREMENTS OF THE H.S.E.
7. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST RELEVANT LEGISLATION, REGULATIONS, GUIDANCE, STATUTORY CONSENTS AND COMMON LAW. ALL WORKS TO BE TO THE ENTIRE SATISFACTION OF LOCAL AUTHORITY OR WARRANTY PROVIDER NOT WITHSTANDING ANYTHING SHOWN OR INDICATED ON THESE DRAWINGS. ALL WORKMANSHIP AND MATERIALS TO BE TO THE BEST OF THEIR RESPECTIVE KIND AND AT LEAST EQUIVALENT OF THE APPROPRIATE BRITISH STANDARDS AND BRITISH STANDARD CODE OR PRACTICE.



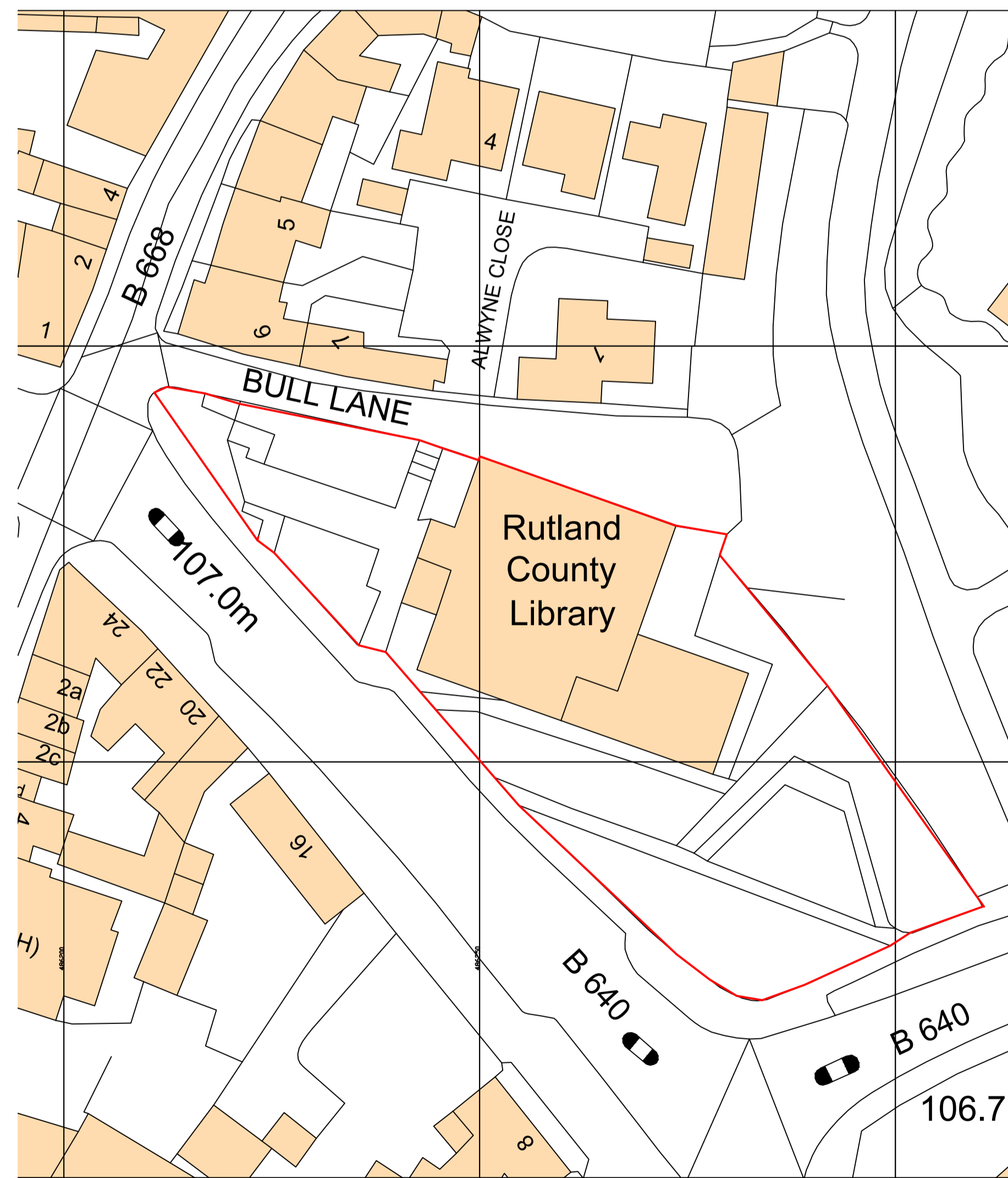
LOCATION PLAN

SCALE 1:1250



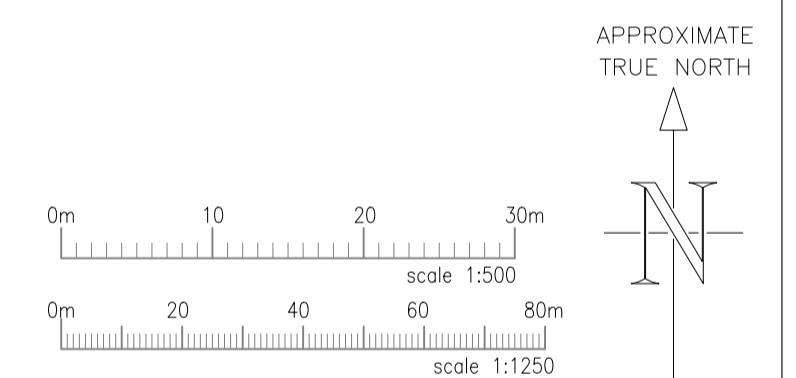
PROPOSED BLOCK PLAN

SCALE 1:500



EXISTING BLOCK PLAN

SCALE 1:500



A	Site Boundary Amended	D.T	20/07/2023
REV.		CHKD.	DATE



Project:	Oakham Library (Amended) Catmose Street, Rutland LE15 6HW
Drawing Title:	Location Plan and Block Plans

Drawing No.	230807-108	Rev.	A
Scale @ A1	1:500/1:1250	Drawn	D.T
Status	P	Checked	LL
		Design	LL