



Rutland County Council

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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, 19th March, 2024 at 7.00 pm

PRESENT:

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

OFFICERS PRESENT:

Justin Johnson	Development Manager
Nick Thrower	Principal Planning Officer
Darren Burbeary	Planning Officer
Joe Mitson	Planning Officer
Rikki Parsons	Highways Engineer
Kylie Wesson	Planning Solicitor
David Ebbage	Democratic Services Officer

IN ATTENDANCE:

Councillor G Waller	Ward Member
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1 WELCOME & APOLOGIES

No apologies were received.

2 DECLARATIONS OF INTERESTS

Councillor K Corby declared a non-pecuniary interest in item 4a, Planning Applications, application 2022/0896/MAO as he was a member of the Ryhall Parish Council Planning Committee and had commented on the application, but he confirmed he came to the meeting with an open mind.

Councillors K Payne, R Payne and T Smith declared a non-pecuniary interest in item 4b, Planning Applications, application 2022/0822/OUT as they were all involved with community workshops and original discussions of the site with the Princes Trust but all confirmed they came to the meeting with an open mind.

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 2023/0822/OUT, Gareth Jones spoke as a member of the public opposing the application, Peter Vickers spoke as a member from Edith Weston Parish Council, Councillor Gale Waller spoke as the Ward Member and Paul Harvey spoke as the agent.

4 PLANNING APPLICATIONS

Report No.45/2024 was received from the Strategic Director of Places.

Item 4a – 2022/0896/MAO – SOS Tech Holdings Land to the SW of Belmesthorpe Lane, Ryhall

Outline planning application seeking permission for the construction of up to 11 no. dwellings and associated works, with all matters reserved for subsequent approval, other than access on Land To The SW Of Belmesthorpe Lane, Ryhall, Rutland.

(Parish: Ryhall; Ward: Ryhall and Casterton)

Item 4b – 2022/0822/MAO - Secretary of State for Defence Officers Mess 16 Regiment Royal Artillery, St George's Barracks, Welland Road, Edith Weston

Demolition and site clearance and redevelopment of the site for residential use (Use Class C3) and 168 sqm (GIA) of Use Class E floorspace, open spaces, access, landscaping, infrastructure and associated works (Outline Application with all matters reserved save for main points of access)

(Parish: Edith Weston; Ward: Normanton)

Item 4c – 2023/1367/FUL - Mr Oliver Hemsley, Mickley Lodge, Burley Road, Langham

Single storey side & rear extension. Detached garage with annexe in roofspace. Demolition of timber stable & replace with a 3 bed annexe (ancillary dwelling).

(Parish: Langham; Ward: Langham)

4a 2022/0896/MAO

Darren Burbeary, Planning Officer, introduced the application and gave an executive summary, recommending approval subject to conditions outlined in the report.

The planning officer highlighted to Members that within the report that the application complied with policy CS4 but that was technically incorrect as the site was outside the planned limits of development, but the other policies identified within the report outweighed the relaxing of this site and was recommended for approval.

The Ward Member had no objections to the recommendations but wished for certain conditions to be strict around traffic calming measures entering the village and the surface water run-off from the road at the access to the site. The planning officer confirmed condition 30 requested no development would commence until the design,

implementation, maintenance, and management of a surface water drainage scheme had been submitted.

Planning officers confirmed the Bio-diversity net gain of 10% legislation came into force after this application was submitted so this development wouldn't have to contribute to deliver at least 10% net gain but within the S106 agreement there would be buffer zone agreed between the river and development to provide ecology and bio-diversity within that area.

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

RESOLVED

- a) That the application 2022/0896/MAO 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/planning-building-control/planning/search-planning-applications-decisions>

4b 2023/0822/OUT

Nick Thrower, Principal Planning Officer, 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 Gareth Jones who spoke as a member of the public opposing the application, Peter Vickers who spoke as a member from Edith Weston Parish Council, Councillor Gale Waller spoke as the Ward Member and Paul Harvey spoke as the agent. The Committee also had the opportunity to ask questions of the speakers.

The following points were raised through debate:

- Concerns were raised on the number of dwellings proposed within the site as the emerging Edith Weston Neighbourhood Plan hadn't allocated this site for development, but they would have considered around 51 houses which would meet the needs of the village.
- Members raised further concerns on the proposed number of dwellings through questioning of the agent. The agent confirmed that the 85 proposed dwellings within the site was viable, and dwellings were not squeezed together, there was significant space for each dwelling including parking provision and green space for each property.
- It was confirmed by the agent that the potential of a second access on Edith Weston Road would be unsafe due to potential blind spots that it would create for traffic exiting the site. Officers confirmed that there was no objection from

Highways for just the one entrance for the site. Members agreed that a second access would be possible if the application was reviewed.

- An addition of a shop within the site raised concerns from certain members. The current shop located in Edith Weston would come under threat with competition of a new one close by. Officers did make Members aware that the commercial space proposed could be a community building of some description, not specifically a shop.
- Members raised concerns on the speed of vehicles entering and leaving the village along Manton Road and Members could see a zebra crossing was proposed at condition 18 within the report but asked for that to be replaced with a pelican crossing to better protect the public from potential speeding issues.

It was moved by Councillor Smith and seconded that the application be deferred. The reasons for deferral were:

- for the applicant to consider the provision of a secondary vehicle access point
- for the applicant to consider reducing the number of dwellings within the proposed scheme.
- to investigate the provision of a controlled crossing on Manton Road.

Upon being put to the vote with 11 votes in favour and one against, the motion was carried.

RESOLVED

- a) That application 2022/0822/OUT be **DEFERRED** 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/>

4c 2023/1367/FUL

Joe Mitson, Planning Officer, introduced the application and gave an executive summary, recommending approval subject to conditions outlined in the report.

It was moved by Councillor N Begy and seconded that the application be approved subject to the conditions in the report. Upon being put to the vote with twelve votes in favour, the motion was unanimously carried.

RESOLVED

- a) That the application 2023/1367/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/planning-building-control/planning/search-planning-applications-decisions>

5 APPEALS REPORT

Justin Johnson, Development Manager, presented the report which listed for Members' information the appeals received since the last ordinary meeting of the Planning & Licensing Committee and summarised the decisions made.

RESOLVED

a) That the contents of the report be **NOTED**.

6 ANY OTHER URGENT BUSINESS

There were no items of urgent business.

7 DATE OF NEXT MEETING

Thursday, 25th April 2024.

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The Chairman declared the meeting closed at 9.30pm.

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