



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, 27th February, 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 H Zollinger-Ball	

ABSENT: Councillor C Wise

OFFICERS	Justin Johnson	Development Manager
PRESENT:	David Ebbage	Democratic Services Officer
	Darren Burbeary	Planning Officer
	Kylie Wesson	Planning Solicitor
	Craig Howat	Senior Environmental Health Officer

1 WELCOME & APOLOGIES

Apologies were received from Councillor C Wise.

2 MINUTES

Consideration was given to the minutes of the meetings held on 12th December and 16th January 2024.

RESOLVED

- a) That the minutes of the meeting on the 12th December 2023 and 16th January 2024 be **APPROVED**.

3 DECLARATIONS OF INTERESTS

Councillor K Corby declared a non-pecuniary interest in item 5b, Planning Applications, application 2023/0991/FUL 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.

Councillor R Payne declared a personal interest in item 5c, Planning Applications, application 2023/1295/FUL as he knew the applicant. He confirmed he would leave the meeting at that point.

4 PETITIONS, DEPUTATIONS AND QUESTIONS

In accordance with the Planning and Licensing Committee Public Speaking Scheme, the following deputations were received on item 5, Planning Applications:

In relation to 2023/1111/MAF, Colin Dodd spoke as a member of the public opposing the application, Roger Hornby spoke as a member of Manton Parish Council, Sue Fish spoke as a member from Wing Parish Council, Councillor A Johnson spoke as the Ward Member and Richard Cooper spoke as the agent.

5 PLANNING APPLICATIONS

Report No.32/2024 was received from the Strategic Director of Places.

Item 5a – 2022/1111/MAF – Willowbrook Education Ltd, Pheasants Roost, Lyndon Road, Manton, LE15 8RN

Change of use from agricultural to E(g)(iii) business to facilitate relocation of Willowbrook Education Ltd. Conversion of existing buildings, adaption and new build elements including new yard and parking areas with access improvements.

(Parish: Manton; Ward: Braunston & Martinshorpe)

Item 5b – 2023/0991/FUL - Simon Boom Homes Ltd River Gwash Trout Farm, Belmesthorpe Lane, Ryhall, PE9 4JZ

Section 73 application to vary Condition No. 2 (Approved Plans) on Planning Permission ref: 2021/1268/FUL - Residential Development of 11 no. Dwellings. Amendments include the change of dwelling type on Plots 9 & 11 and adjustment on site of Plot 10. Plot 11 to change to a bungalow, requiring alteration to Plot 10 garden and variation to house type on Plot 9.

(Parish: Ryhall; Ward: Ryhall and Casterton)

Item 5c – 2023/1295/FUL - Mr Kevin Perrett 8 Catmose Park Road, Oakham, LE15 6HN

Fabric improvements to dwelling consisting of rendering exterior walls, insertion of roof light to southern elevation and repairs to existing ridge tiles.

(Parish: Oakham Town Council; Ward: Oakham South)

5a 2022/1111/MAF

Darren Burbeary, 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 Colin Dodd who spoke as a member of the public opposing the application, Roger Hornby who spoke as a

member of Manton Parish Council, Sue Fish spoke as a member from Wing Parish Council, Councillor A Johnson spoke as the Ward Member and Richard Cooper spoke as the agent. The Committee also had the opportunity to ask questions of the speakers.

It was confirmed through questioning with the agent that the 60% of staff who would be at the new site would be accommodated by the parking numbers which were highlighted within the report.

Concerns were raised around dust and lighting impacts from the development. Officers confirmed that conditions 24 and 25 within the report covered any potential impacts that would occur from lighting and if followed, officers confirmed the proposal to be acceptable. The Environmental Health Officer explained the dust particulates from manufacturing woodworking would be over 30 microns and those levels wouldn't enter the human lungs. The harmful particulates which would produce health problems would be the 2.5 microns, those particulates would be produced if the site was to convert back to a livestock farm.

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 ten votes in favour and one against, the motion was carried.

RESOLVED

- a) That the application 2022/1111/MAF 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>

5b 2023/0991/FUL

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

It was moved by Councillor K Payne 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, the motion was unanimously carried.

RESOLVED

- a) That the application 2023/0991/FUL be **APPROVED** subject to the conditions outlined by the Planning Officer and within the addendum report.
- 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>

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At 8.37pm Councillor R Payne left the meeting
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5c 2023/1295/FUL

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

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

RESOLVED

- a) That the application 2023/1295/FUL be **APPROVED** subject to the conditions outlined by the Planning Officer within the report.
- 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>

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At 8.42pm Councillor R Payne rejoined the meeting
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6 APPEALS REPORT

Report No.33/2024 was received from the Strategic Director for Places. 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**.

7 ANY OTHER URGENT BUSINESS

There were no items of urgent business.

8 DATE OF NEXT MEETING

Tuesday, 19th March 2024.

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The Chairman declared the meeting closed at 8.50pm.