



# Rutland County Council

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Minutes of a meeting of the **DEVELOPMENT CONTROL AND LICENSING COMMITTEE** held in the Council Chamber, Catmose, Oakham, at 6.00 pm on Tuesday 24 June 2014.

**PRESENT:** Mr M E Baines (in the chair)  
Mrs C J Cartwright  
Mr J T Dale  
Mr T C King  
Mr J M Lammie  
Mr M A Oxley

<b>OFFICERS PRESENT:</b>	Mrs C Dunderdale	Assistant Engineer (Development Control)
	Mr P Gear	Senior Planning Officer
	Mr G Pullan	Development Control Manager
	Mr D Trubshaw	Conservation Officer
	Mr Phil McCourt	Head of Legal – Peterborough City Council
	Mr A Green	Corporate Support Officer

**APOLOGIES FOR ABSENCE:** Mr W Cross, Mr R J Gale, Mr D C Hollis, Mr C A Parsons, Mrs C L Vernon, Mr M R Woodcock

## 114 MINUTES

### RESOLVED

That the minutes of the Development Control and Licensing Committee meeting held on 27 May 2014 be confirmed and signed by the Chairman.

## 115 DECLARATIONS OF INTEREST

Mr T C King	Item 3 2014/0393/RG3 & 2014/0395/LBA Rutland County Council	Mr King advised that as Portfolio Holder for Places (Development) and Finance he was responsible for the Council's assets. He would remain in the meeting but would not participate in debate or vote.
Mr M A Oxley	Item 2 2014/0201/FUL Endurance Estates (Rutland) Ltd	Mr Oxley advised that he had lived opposite the application site around 10 years ago however he had no pecuniary interest in the site. He would take part in the debate and vote on the item.
Mr J M Lammie	Item 2 2014/0201/FUL Endurance Estates (Rutland) Ltd	Mr Lammie was a resident of Uppingham but had no pecuniary interest in the application site. He would participate and vote on the item.

Mr M E Baines

Item 2  
2014/0201/FUL  
Endurance  
Estates (Rutland)  
Ltd

Mr Baines stated that his family owned property opposite the application site on High Street West. He advised that as he had no pecuniary interest in the site and there was no change to the frontage opposite his family's property he would still participate in the debate and vote on the item.

## 116 PETITIONS, DEPUTATIONS AND QUESTIONS

No petitions, deputations or questions were received.

## 117 DEPUTATIONS RELATING TO PLANNING APPLICATIONS

No deputations relating to planning applications were received.

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The chair agreed to take the item Planning Applications To Be Determined By The Development Control And Licensing Committee before the item Planning Enforcement Policy.

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## 118 PLANNING APPLICATIONS TO BE DETERMINED BY THE DEVELOPMENT CONTROL AND LICENSING COMMITTEE

Report No. 151/2014 from the Director for Places was received.

## 119 No. 1 (2013/1042/FUL) LARKFLEET HOMES

Construction of 19 residential dwellings including garages and associated infrastructure. North Brook Close, Greetham, Rutland (Ward: Greetham, Parish: Greetham).

### RESOLVED

**2013/1042/FUL.** That the recommendation set out within Report No. 151/2014 Item 1, addendum to that report and conditions contained therein, not be upheld for the following reasons:

- i) the density of the development,*
- ii) inadequate parking*
- ii) the layout and design of the development, and;*
- iii) the development is too urban in a rural setting*

this application was therefore **REFUSED**.

## 120 No. 2 (2014/0201/FUL) ENDURANCE ESTATES (RUTLAND) LTD

Old Constables, 2A High Street West – Change use from Art Gallery (use class A1) to residential (use class C3). Construction of extension to rear (north) elevation for staircase/lift.

Fives Cottage, 3 Orange Street – Construction of a two storey and single story extension. Conversion of outbuilding to ancillary accommodation. Construction of

double garage with room over and vehicular access. (Ward: Uppingham, Parish: Uppingham).

## **RESOLVED**

**2014/0201/FUL.** In accordance with the recommendations set out within Report No. 151/2014 Item 2, addendum to that report and conditions contained therein, and subject to consultation with ward members and the following additional conditions:

- i) review of the use of materials,*
- ii) change in the design of the windows in the stairwell, and;*
- iii) design of the extension to Fives Cottage*

that this application be **APPROVED**.

### **121 No. 3 (2014/0393/RG3) & (2014/0395/LBA) RUTLAND COUNTY COUNCIL**

Regulation 3 application for the construction of single storey side extension to the west elevation following demolition of existing boiler room. Stepped access to top of motte and associated viewing platform. Stepped access over ramparts to the north east corner. New retaining wall to the south elevation of the motte. Replacement fencing to the west and south boundaries. External lighting.

Construction of a single storey side extension to the west elevation following demolition of existing boiler room. Internal alterations to improve access. Installation of new lighting and heating services. Installation of external lighting. Redecoration of court furniture. Construction of external bin store. (Ward: Oakham North East, Parish: Oakham)

## **RESOLVED**

**2014/0393/RG3.** In accordance with the recommendations set out within Report No. 151/2014 Item 3, addendum to that report and conditions contained therein, that this application be **APPROVED**.

**2014/0395/LBA.** In accordance with the recommendations set out within Report No. 151/2014 Item 3, addendum to that report and conditions contained therein, that the **SECRETARY OF STATE** be advised to grant listed building consent.

### **122 PLANNING ENFORCEMENT POLICY**

Report No. 150/2014 from the Director for Places was received.

## **RESOLVED**

That the Report No. 150/2014 be **DEFERRED** until the committee meeting in August and considered in conjunction with the review of the enforcement prioritisation scheme.

### **123 APPEALS**

Report No. 152/2014 from the Director for Places was received.

## **RESOLVED**

That the contents of Report No. 152/2014 be **NOTED**.

**124 ANY OTHER URGENT BUSINESS**

No items of urgent business had been previously notified to the person presiding.

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The Chairman declared the meeting closed at 7.50pm.

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## DECISION SUMMARY, 24 June 2014

### Applications approved in accordance with the report and addendum of the Director for Places

Minute No.	Application	Detail
121	2014/0201/FUL  Endurance Estates (Rutland) Ltd	Old Constables, 2A High Street West – Change use from Art Gallery (use class A1) to residential (use class C3). Construction of extension to rear (north) elevation for staircase/lift.  Fives Cottage, 3 Orange Street – Conversion of outbuilding to ancillary accommodation. Construction of double garage with room over and vehicular access. (Ward: Uppingham, Parish: Uppingham).
122	2014/0393/RG3  Rutland County Council	Regulation 3 application for the construction of single storey side extension to the west elevation following demolition of existing boiler room. Stepped access to top of motte and associated viewing platform. Stepped access over ramparts to the north east corner. New retaining wall to the south elevation of the motte. Replacement fencing to the west and south boundaries. External lighting.
122	2014/0395/LBA	Construction of a single storey side extension to the west elevation following demolition of existing boiler room. Internal alterations to improve access. Installation of new lighting and heating services. Installation of external lighting. Redecoration of court furniture. Construction of external bin store.

### Applications approved NOT in accordance with the report and addendum of the Operational Director for Places

Minute No.	Application	Detail
121	2014/0201/FUL  Endurance Estates (Rutland) Ltd	Fives Cottage, 3 Orange Street – Construction of a two storey and single story extension (Ward: Uppingham, Parish: Uppingham).

### Applications refused in accordance with the report and addendum of the Operational Director for Places

Minute No.	Application	Detail
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**Applications refused NOT in accordance with the report and addendum of the Operational Director for Places**

<b>Minute No.</b>	<b>Application</b>	<b>Detail</b>
120	2013/1042/FUL Larkfleet Homes	Construction of 19 residential dwellings including garages and associated infrastructure.

**Applications deferred in accordance with the report and addendum of the Operational Director for Places**

<b>Minute No.</b>	<b>Application</b>	<b>Detail</b>
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**Applications deferred NOT in accordance with the report and addendum of the Operational Director for Places**

<b>Minute No.</b>	<b>Application</b>	<b>Detail</b>
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